

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: EP/49/20/HH

LOCATION: 45 The Ridings
East Preston
BN16 2TW

PROPOSAL: Demolition of part of existing property. Construction of front, side and rear extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish the existing Southern projection of the host dwelling.
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RELEVANT SITE HISTORY

EP/129/16/PL	Demolition of existing dwellings & creation of 2 No 4 bed detached houses & 2 No 5 bed detached houses	ApproveConditionally 04-01-17
EP/111/12/	Demolish 1 house (60 Sea Lane); partially demolish 1 house (45 The Ridings); construct 3 detached houses; alterations and extensions (45 The Ridings)	App Cond with S106 05-07-13

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council

Parish Council - Objection.

- The demolition of the existing Southern projection may result in a dwelling with a lop-sided appearance.
- The proposal may have a harmful impact upon the street scene.
- The proposal may result in harm should the plot be sub-divided.

1 letter of objection from local occupier:

- During the construction of the development, the road safety of the area may be compromised.
- The proposal result in a three storey dwelling, contrary to the Neighbourhood Plan.
- The proposal may result in the loss of garden area.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

East Preston Neighbourhood Plan 2014 Policy 1	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 2	Design in Character Area One

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 1 and 2 of the East Preston Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1 of the East Preston Neighbourhood Development Plan sets out general principles for development within the Parish. Part (i) relates to the scale, density, massing, height, landscape design, layout and materials of development proposals, and how proposals must reflect and enhance the established character of the area.

Policy 2 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area One. These ensure that proposals preserve the character of the street scene, and resist any increases in density that would alter this character. It also seeks to avoid apartment block development, and protect the view from the beach.

DESIGN AND VISUAL AMENITY

The proposed development seeks to remodel the appearance of the host dwelling, involving the demolition of the existing Southern projection, and the construction of extensions to the Northern and Western sides of the host dwelling. Whilst these alterations will result in a change in appearance to the host dwelling, this is not reason alone to prescribe refusal of the application. The locality is host to a wide

variety of dwelling scales, styles and designs and as such, the area is considered to have a mixed character. Due to this, the remodelling of the host dwelling is not considered to result in a proposal that results in any significant harm to the street scene, or the character of the area.

The proposed Western extension faces towards the street scene, acting as a reception room and porch at ground floor, and a bedroom at first floor level. This element of the proposal is considered to appear subservient to the host dwelling, and sympathetic to its character. This is due to the design of the roof of the proposal meeting the ridge height of the host dwelling and the proposed materials of the extension.

The proposed Northern extension to the host dwelling is two storey, sloping from the second storey level, to an eaves height of 2.7m. This is considered to be an acceptable addition to the host dwelling, as it is well designed, and does not appear incongruous within the street scene.

The proposed development is considered to be in accordance with policies D DM1, D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overbearing, or overshadowing impact upon the occupiers of neighbouring dwellings. The siting of the proposed extensions are considered to create suitable separation distances in order to mitigate any significant harm to the occupiers of the dwelling to the North. The closest point of the proposed development is at a height of 2.7m, approximately 5m away from the boundary of the application site. With regard to potential to loss of privacy to neighbouring dwellings, it is noted that there are windows on the Northern extension, serving a bedroom, en-suite and dressing room of which have potential to result in a loss of privacy. As such, it will be conditioned that these windows should be obscure glazed and fixed shut below 1.7m from internal floor level.

The proposed development is considered to be in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Site Location and Block Plans - 935/P06 - Apr 20
- Proposed Site Layout - 935/P08 - Apr 20
- Proposed Floor Plans + Roof Plan - 935/P05 - Apr 20
- Proposed Elevations - 935/P07 - Apr 20

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 The windows at first floor level in the Northern elevation of the building shall at all times be and remain glazed entirely with obscure glass, and fixed to be non-opening, below 1.7m from the ground floor.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.