

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

REF NO: EP/4/26/HH

LOCATION: 14 West Ridings
East Preston
BN16 2TD

PROPOSAL: First floor extension to west and new roof to ground floor north-west room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

EP/30/25/HH	Front and rear extensions, new roofs to front dormer and porch.	ApproveConditionally 23-05-25
EP/115/24/HH	Single storey front extensions, alterations to existing dormers and new side dormer. External alterations.	ApproveConditionally 06-02-25
EP/11/21/HH	Two single storey side extensions.	ApproveConditionally 05-03-21
EP/143/20/HH	2 No. single storey side extensions with pitch roof over existing garage.	ApproveConditionally 11-01-21

REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

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

East Preston Neighbourhood Plan 2014 Policy 1 Housing - General Principles

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached dwelling located at 14 West Ridings. This application seeks planning permission for the construction of a first floor extension to the western flank elevation and new roof to the ground floor north west room.

The proposed first floor extension to the western flank elevation of the host dwelling would have a width of 5.9m and a depth of 4.55m, constructed over the existing ground floor footprint, adjoining the existing roofline. It is noted that the proposal would not be in accordance with the spacing guidance of 2m for a first floor extension outlined in the ADG. However, the proposed extension would extend in line with the existing built form to the western flank of the host dwelling, and would integrate with the host dwelling and not appear unbalanced in appearance and therefore would be in line with policy ESD1 of the East Preston Neighbourhood Plan (EPNP). Furthermore, the neighbour to the west, number 12 West Ridings, is set back from the host dwelling, and as such, the proposed first floor extension would not result in a terracing effect between the host dwelling and this neighbour. As such, the reduction in spacing at first floor level as a result of the proposed first floor rear extension would not result in harm to visual amenity.

The proposed first floor extension would have a hipped roof form with a maximum ridge height of 5.7m and an eaves height of 4.9m. The proposed roof alteration to the ground floor would be a pitched crown roof with a height of 3.5m and an eaves height of 2.3m. The proposed development is sited within a residential area with a wide variety of detached dwellings of varying height and bulk. The proposal would not be set down from the main ridge line and would not appear subservient to the host dwelling. However, it would not exceed the maximum ridge height and would be set back from the front elevation, integrating with the existing roofline. The height and scale would reflect that of neighbouring properties and would not exceed two storeys. As such, it would not appear prominent within the street scene of West Ridings and would be in keeping with the established varying character of the area and mixed street scene, in accordance with Arun Local Plan policies D DM1 and D DM4 and policy ESD1 of the EPNP.

The proposed fenestration within the front elevation of the proposal would include a window at ground floor level and a window at the first floor level. On the side (western) elevation there would be a window at ground floor level and on the rear (southern) elevation there would be a window at first floor level. All fenestration would be finished with UPVC windows to match the existing.

The materials would be finished with brickwork, render, Cedral cladding, and roof tiles to match the existing. The use of matching materials would ensure that the proposal integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy ESD1 of the EPNP.

Given the size and bulk of neighbouring dwellings, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the host dwelling, street scene, or wider area, with the overall ridge height remaining in keeping with adjacent and surrounding properties. The proposal would therefore be considered to be in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy 1 of the EPNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would retain its existing position from the western side boundary by 1m. It is acknowledged that the proposal would not comply with the minimum guidance of 2m for a first floor extension outlined in the ADG policy M. However, the proposed extension would comply with the 45-degree sightlines and light accessibility guidelines as set out in the ADG, and given the relationship between the proposed extension and the neighbour to the west and the limited fenestration within this neighbour within the front and flank elevations closest to the application site, the proposed extension would not result in demonstrable harm to this neighbour by way of overbearing or overshadowing impacts.

Furthermore, it is noted that the neighbouring property to the west has an existing double garage at ground floor level and a front-facing dormer at first floor level within the front elevation, closest to the application site. Taking into account the scale of the proposal and the separation distance that would be maintained, it is considered that on balance, the proposal would not result in significant overbearing or overshadowing impacts on the neighbouring property.

Proposed fenestration would have an outlook of the front and rear amenities serving the host dwelling, and therefore the proposed first floor extension to the western elevation would not result in loss of privacy or overlooking to neighbouring dwellings.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking impacts. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

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.

CIL DETAILS

This application is not CIL liable.

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:

 - Location Plan.
 - Block Plan 05B.
 - Proposed First Floor and Roof Plan 06B.
 - Proposed Elevations 07B.
 - Proposed Ground Floor Plan 08B.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.
- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 4 INFORMATIVE: This application refers solely to the first floor extension to the west and a new roof to the ground floor north west room and that the submitted plans 'Elevations as Approved 04B' and 'First Floor and Roof Plan as Approved 06A' refer to the previously approved application EP/30/25/HH.
- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.