

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

REF NO: EP/50/22/HH

LOCATION: West House
Seafeld Road
East Preston
BN16 1NA

PROPOSAL: Erection of single storey rear infill extension, first floor side/rear extension with balcony and alterations to fenestration/openings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application proposes a single storey infill extension to the rear of the house, connecting the house with the existing garage, plus a series of connected first floor extensions to the rear/side of the property. The first floor extensions are to be located above the existing double garage and workshop, above the proposed ground floor infill and above an existing single storey element of the dwelling encompassing a first floor roof dormer.
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RELEVANT SITE HISTORY

EP/39/93	Single storey rear extension	ApproveConditionally 13-08-93
EP/103/76	Removal Of Existing Single Garage And Addition Of 4 Car Garage Plus New Drive And Boundary Wall	ApproveConditionally 23-11-76
EP/47/77	Removal Of Existing Single Garage & Erectn Of Twin Garage With Annexe At Rear - Existing Vehicular Access To Roadway	ApproveConditionally 21-07-77
EP/58/75	Addition Of 4 Car Garage To East Side Of Property With Staff Living Accommodation Over At First Floor Level	ApproveConditionally 18-09-75

REPRESENTATIONS

Parish Council - No Objection.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary (BUAB)

Area of Character.

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
HERDM4	HER DM4 Areas of Character

[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:

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

PRINCIPLE

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.

East Preston has a made neighbourhood plan and policies 1 and 2 are of relevance to householder extensions. Policy 1 looks to control general principles relating to householder extensions including character and scale, car parking provision, amenities of local residents and protection of green spaces. Policy 2 provides the areas of character (Area 1) design guidance and seeks to control density, size and outlook.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, the front and side extension should also not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings. At first floor level

extensions should not be visually intrusive or block light into surrounding properties. Additionally roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area and rear extensions should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth.

DESIGN AND VISUAL AMENITY

Seafield Road is characterised by a series of large properties on good sized plots, there is generally good space about the buildings, especially first floor accommodation. West House is a long sprawling property, which because of historic extensions is positioned nearer towards the eastern and northern boundaries, with a large side garden to the west and a frontage deeper than others to the northside of the road.

This proposal seeks a series of interconnected extensions to the side and rear of the property, namely a rear infill extension at ground floor level, a first-floor extension to the side of the host dwelling above the existing double garage and workshop, and a rear extension above the proposed infill and above an existing single storey part of the host dwelling at the rear. The existing single storey element has a mono pitch roof with larger dormer addition above. A south facing balcony is proposed. It is proposed to build the extension using materials already found on the host dwelling. All the extensions will have a ridge height lower than the host dwelling due to the use of a pitch/flat roof construction, the eaves height will be matching.

The proposed extensions all sit behind the primary elevation of the host dwelling and well back from the road frontage. This together with the scale and design features of that proposed the proposal is in-keeping with the host dwelling and a subservient form of development. By reason that the built form is in character with the host dwelling, it will achieve good visual integration with the existing dwelling.

The proposal will be visible from the street and will therefore have an effect on the character of the area. It is noted that the property to the east 'Old Sussex' has been recently extended in a similar manner, bringing first-floor accommodation much closer to the edge of the site, towards the shared boundary with West House. Design Guidance states that extensions to the sides of buildings should be set back from the front of the primary elevation, and where a first-floor extension is proposed, be located 2m away from boundaries which should also accord with the 70-degree rule. In this instance, although the extension is set back from the primary elevation, it does not accord in the other respects. This is not seen as a reason to refuse this application however as Old Sussex has a similar style extension, within close proximity of the boundary, as such it maintains the established character of the area. In addition the existing garage over which the first floor extension is proposed is hard up against the boundary.

By reason that the extension is subservient, afforded good visual integration and is in-keeping with the area it accords with policies D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide and Policy 1 of the EPNP.

RESIDENTIAL AMENITY

As noted above, the host dwelling is situated near to its northern boundary, 5.3m, and adjacent to the eastern boundary. There are currently no windows to the northern elevation except for windows to non-habitable rooms, therefore the introduction to windows to his elevation, so close to the boundary, will have an impact on the private amenity space of the dwelling to the north although this impact will not impact the habitable rooms to the rear of the property given the depth of the garden of 25m.

In terms of overlooking, three new first floor windows are proposed to the rear elevation (north). One to the master bedroom is annotated as being high level as such will have no overlooking impact, another is

to an en-suite and one more to bedroom 3. The latter two windows are not annotated as being obscure glazed. However, as the bedroom has another window to the western elevation and as the en-suite is a non-habitable room, these could be conditioned to be obscure glazed to lessen their impact to the property to the north.

Three rooflights are proposed to the eastern elevation, these all appear to be above head height and could again be conditioned to protect the privacy of the occupiers of Old Sussex.

The balcony facing south will be built under the cover of the proposed roof structure and will include full height screening to the eastern elevation. No adverse impacts to Old Sussex will arise from the balcony.

The proposed development will not be overbearing or overshadow neighbouring properties. The proposed development does not accord with the 45-degree rule for first-floor rear extensions however given the presence of a garage structure to the northwest corner of Old Sussex the proposed development will have limited effect. As such by reason of its siting, scale and existing site conditions the proposed development accords with policy.

By virtue of not being overbearing, overshadowing and overlooking the proposed extensions accord with policy D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

AREA OF CHARACTER

The following description is given to Seafield Road Area of Character.

The private estate of Seafield Road consists of a wide, informal road with no road markings or formal footway. The road frontages are dominated visually by mature hedges, and with trees and hedges within the curtilages, all contributing towards an attractive streetscape with soft landscaping. The residences on each side of Seafield Road are set back from the road, especially so in respect of some properties on the southern side creating a sense of spaciousness. There is a wide variety of design; each house is individually designed illustrating how the estate has developed over time. The density of this area is very low. At the western end of the road is a medium height wall, forming an enclosure to the estate.

Policy HER DM4 seeks to protect these areas and states that permission will only be granted if the special features associated with the area are retained and where possible enhances the special character. The proposed development maintains the open and green frontage associated with this area and retains the individual character of the host dwelling. As such the proposed development accords with Policy HER DM4 of the Arun Local Plan.

SUMMARY

The proposed development accords with the relevant development policies and as such 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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the

rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

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 CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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;

 - Proposed First Floor Plans, Elevations and Roof Plan 1326.03.C
 - Proposed Ground Floor Plans, Elevations and Location Plan 1326.02.C
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 north facing windows to Bedroom 3 and adjacent En-suite and the three east facing rooflights to the Master Bedroom hereby approved shall be non-opening and fully obscured windows below 1.7m above finished floor level prior to the first use of the rooms. The windows shall be retained as obscure glazed/non-openable in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with D DM4 of the Arun Local Plan.
- 4 The east facing side screen of the proposed balcony will be full length and comprise obscure glazing to be retained as such in perpetuity.

Reason: In the interests of protecting the privacy of neighbouring properties in accordance with D DM4 of the Arun Local Plan.
- 5 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

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

- 6 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.