

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

REF NO: EP/51/26/HH

LOCATION: Dene Cottage
156 Sea Road
East Preston
BN16 1PB

PROPOSAL: Proposed single storey front extension / porch and new pitched roof over existing garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Costal Engineers - No response received.

POLICY CONTEXT

Area of Character.

DEVELOPMENT PLAN POLICIES

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

HERDM4	HER DM4 Areas of Character
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERSP1	HER SP1 The Historic Environment

[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:

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site includes a detached, two storey dwelling, set back by approximately 35m from Sea Road. The proposal is for a single storey front / porch extension and detached garage.

The extension would span the width of the host dwelling (10m) and would include a single storey projection (porch) with a pitched roof at a height of 3.7m, set in the centre of the extension with a depth of 3.8m (0.8m further than the remainder of the front extension). The remainder of the extension would have a crown roof, at a height of 3m, incorporating roof lights on each of the flat roofs either side of the central projection. Two roof lights would also be incorporated in the pitched roof slopes of the central projection.

The Arun Design Guide (ADG) states front / porch extensions should not exceed 1.5m in depth or be the full width of the dwelling. The proposal conflicts with these principles, however, given the size of the front amenity area, resultant distance from the highway (32m) and existing boundary treatment / screening, the proposal would not result in harm to visual amenity or the street scene.

The extension would be finished with white render, appropriate for the coastal setting and reflective of the existing render. Slate would be used on the roof slopes, to match the existing dwelling. The proposed material palette is appropriate and would ensure the extension would be congruous and subservient, in accordance with Arun Local Plan policies D DM1 and D DM4.

It is proposed to replace the existing flat roof of the garage with a pitched roof, with a ridge height of 3.4m, 1m taller than the flat roof. Despite the increase in height, the pitched roof would be a more subservient, appropriate design choice, reflecting the roof form of the host dwelling, with matching slate tiles, contributing towards a pleasing sense of continuity throughout the site. The gables of the extension would be finished with timber cladding.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

Owing to the proposed setting of the extension at the front of the dwelling and its single storey form, with fenestration proposed on the east (front) and south elevation only, any views available would be of the front and side gardens only, resulting in no harm by of overlooking.

While the extension does span the width of the dwelling, it would be set in by 3.8m from the northern boundary with the block of flats to the north (152 Sea Road). Considering this, as well as existing built form and boundary treatment, the proposal would not result in any overbearing or overshadowing impacts.

The extension would abut the site boundary with The Well House, to the south. Considering the existing boundary treatment (2m high flint wall), the outbuilding in the northeast corner of the garden at The Well House and its favourable siting to the south of the application site, there would be no harm by way of overbearing and overshadowing impacts.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring

amenity.

HERITAGE

The site lies within the Sea Road section of the Seafield Road Area of Character (AOC), described by its flint walls, informal layout and low-level trees and hedges. Broad variation in the design of dwellings is also noted as a defining characteristic of the southern part of the AOC, including Seafield Road, immediately to the south of the application site.

While some trees and hedges would be removed to accommodate the front extension, the hedges, trees and flint walls that are enjoyed from the street scene, which contribute to the character of the AOC, would be retained, resulting in no harm to the non-designated heritage asset, in accordance with ALP policy HER DM4.

Further to this, the materials proposed as part of the application would be a pleasing continuation of the established character; in the case of the garage, amendments to the finishes, materials and roof form would enhance the AOC.

The proposal is therefore in accordance with Arun Local Plan HER DM4 and HER SP1, resulting in no harm to the non-designated heritage asset or the historic environment.

SUMMARY

The proposal is in accordance with relevant development plan policies and is therefore 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, Proposed Plans, Sections and Elevations AR-204-02

Block Plan, Proposed Garage Plans and Elevations AR-204-03

Heritage Statement

Biodiversity Enhancement Statement

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 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.

- 4 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).