

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

REF NO: EP/53/26/HH

LOCATION: 4 Seaview Road
East Preston
BN16 1LX

PROPOSAL: Single-storey rear and side extension, including a new integrated garage and garden store.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

EP/18/20/HH	Erection of a wall, fencing and gate to property.	Refused 21-04-20
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REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

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)

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 includes a semi-detached bungalow with loft accommodation served by a rear dormer and a mobile home in the rear garden. The proposal is for a single storey side and rear extension, including a

new integral garage and garden store. A similar extension has been implemented by the adjoining neighbour.

The side and rear extension would be L-shaped, extending 6.6m beyond the rear wall of the existing dwelling at its furthest point (the rear wall would be splayed). The side extension would extend 10m in depth along the south-western boundary of the site. The extension would have a similar form to the implemented extension to the adjoining neighbour to the north east. The depth and width of the extension exceeds Arun Design Guide (ADG) advice for both rear and side extension, however, given the siting of the site, the existing built form and extensions in the locality, the proposed extension would not result in harm to visual amenity.

The flat roof proposed on the side and rear extensions would reflect existing built form, on both neighbouring extensions and existing rear first floor dormers. The proposed extension would be more visible from the street scene than other similar extensions, however, given the current siting of the mobile home and distance from the extension to the highway, the proposal would not be unduly prominent or result in harm to visual amenity.

Vertical oak cladding is proposed on the south east facing gable end at first floor level, as well as on the west, north and south elevation of the extension; white render would be used on the east elevation, facing the rear garden. Cladding is not a common external finish in the locality, however there is an example of grey, vertical cladding used on the front elevation at 11 Seaview Road, to the south. While the cladding would appear stark in contrast to the render and brickwork more commonly used, it would not result in undue harm to visual amenity, given its siting well within the site boundary. Conversely, the extension would be set a-top a brick base as per the existing dwelling, helping to ensure that the extension appears as a logical and subservient addition in terms of materials and design.

Bi-folding doors would serve east elevation, a window would be installed on the splayed, north facing wall as well as two doors and two windows serving as access to the dwelling and garage, all of which would be UPVC to match the existing fenestration. A rolling garage door would be installed on the south elevation of the garage, appropriate for its use and setting.

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

The proposed extension would be single storey and would provide views of the front and rear gardens which are currently achievable from the site, resulting in no harm to neighbouring amenity by way of overlooking.

The eastern flank of New Lodge, the neighbour to the west, is two storeys in height and includes two flat roof dormers on its eastern roof slope, set in from the site boundary with the host dwelling by 2m. The extension proposed would be equal in height (3.5m) to the existing caravan. Given existing built form and massing of neighbouring dwellings, the proposal would not result in harm to residential amenity by way of overbearing or overshadowing impacts.

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

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 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 and Site Plan 2064 -DPA - 01
 - Proposed Floor Plan 2064 -DPA - 04
 - Proposed Elevations 2064 -DPA- 06
 - Planning 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 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:** 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.