

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

REF NO: EP/57/22/HH

LOCATION: 1 Saxon Close
East Preston
BN16 1DX

PROPOSAL: Demolition of garage and erection of two single storey extensions.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to erect 2 No. side extensions following the demolition of an existing side garage. The northernmost side extension is to be approx. 5.8m in depth and 2.3m in width with a ridge height of 4.6m and eaves at 2.5m. The southernmost side extension is to be approx. 11.8m in depth and 3m in width with a roof height of 2.9m.
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REPRESENTATIONS

East Preston Parish Council - No Objection:
- Concern of parking provision.

CONSULTATION RESPONSES RECEIVED:

None.

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 3	Design in Character Area Two

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

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.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '45-degree rules'. This rule refers to the 45-degree sightlines and light accessibility lines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. Section M also sets out guidelines for single storey side extensions, recommending they be set back from the front elevation by 1-1.5m and remain lower than the host ridge height by a minimum of 0.5m.

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 3 of the East Preston Neighbourhood Development Plan (EPNP) sets out principles for design within Character Area 2. Stating that developments should maintain a low building height by not exceeding 1.5 storeys or altering the existing roof form.

DESIGN AND VISUAL AMENITY

This proposal includes 2 No. side extensions. The northernmost side extension is to be approx. 5.8m in depth and 2.3m in width with a ridge height of 4.6m and eaves at 2.5m. This component features an appropriate dual-pitched roof design with a ridge height of approx. 4.6m and remains set back from the front elevation by approx. 1m. The host ridge height is approx. 5.1m meaning it remains lower than the existing ridge height by 0.5m. This component is visually subservient and in compliance with Section M of the Arun Design Guide. Additionally, this component is to be of matching materials to the host dwelling which is appropriate. It will also be visible within the street scene owed to its siting and height however, given its appropriate design, it will have no adverse visual impact on the street scene.

The southernmost side extension is to be approx. 11.8m in depth and 3m in width with a roof height of 2.9m. While it is of a large scale, it is to replace the built form of the existing garage that is to be demolished and the remainder of the extension which is in excess of this built form, extends to the rear of the property where it is not visible from the wider street scene. It remains visually subservient owed to its low building height and low width. It will present a visual alteration within the street scene; however, it is of a simple design and is to be constructed with materials that match the host dwelling and makes efficient use of the existing built form. It will not have an adverse visual impact on the wider street scene.

Both components remain in character with the host dwelling and the locality as there are similar designs within the area. They also remain below 1.5 storeys in height and result in no ridge height increase of the host dwelling.

The proposal is compliant with relevant Development Plan policies D SP1, D DM1(1)(14)(15) & D DM4(a)(b) of the Arun Local Plan. Additionally, it is compliant with relevant Neighbourhood Development Plan policies 1 & 3 of the EPNP and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The scale and siting of the components are such that there would be no intersection of 45-degree sightlines or light accessibility lines from any neighbouring dwellings. There is also to be no new viewpoints above ground floor level and those that are present are either high level, look out to the rear amenity space, or look out to the street. The proposal will not be overbearing, overshadowing, or have overlooking effects.

By virtue of not being overbearing, overshadowing, or overlooking on any neighbouring properties, the proposal is compliant with relevant Development Plan policies D DM1(3) & D DM4(c) of the Arun Local Plan. Additionally, it is compliant with Section M of the Arun Design Guide.

PARKING

Although this extension would result in the removal of the garage, the front of the dwelling would retain a hardstanding of approx. 3.3m depth and 11m in width. This is capable of accommodating 2 No. parking spaces in line with parking standards. Therefore the site would retain the potential for parking 2 No. cars and as such, the loss of the garage is acceptable.

SUMMARY

The proposal is compliant with relevant Development Plan policies and Design Guidance. As such, it 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

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:

- Extension and alteration (Dwg No. 2422:1).

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 **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.