

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

REF NO: EP/58/19/HH

LOCATION: 58 Roundstone Crescent
East Preston
BN16 1DQ

PROPOSAL: Two storey side extension and single storey front extension, including alterations to external material cladding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension, and a single storey front extension. Additionally, it seeks to change the appearance of the dwelling by changing the external materials.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

East Preston Parish Council

Parish Council - Objection

- The proposed materials are not considered to be in keeping with the street scene.

East Preston & Kingston Preservation Society - Objection

- As a result of the materials, the two halves of the semi-detached dwelling would be of contrast to each other, which would appear messy.

OFFICERS RESPONSE TO REPRESENTATIONS:

Comments noted. The proposed materials are not longer to use dark grey render, and have been changed to those that are considered to be more acceptable. It is now proposed to use an off-white render at ground floor level, which is considered to resonate better with the other portion of the semi-detached dwelling. The change in colour of the first floor cladding, is considered to appear more acceptable within the wider locality, as there are examples of these materials within the locality.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within the Built-Up Area Boundary

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
SDSP2	SD SP2 Built-up Area Boundary

[East Preston Neighbourhood Plan 2014 Policy 1](#)

Housing - General Principles

East Preston Neighbourhood Plan 2014 Policy 5

Design in Character Area Four

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 1 & 5 of the East Preston Neighbourhood Development Plan.

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 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 5 of the East Preston Neighbourhood Development Plan sets out criteria for the design of proposals in Character Area Four. These criteria intend to preserve the street scene, through retention of low front walls, or open frontages, by avoiding high front walls or fences. Additionally, it specifies that provision for off-street car parking by way of removing roadside verges is supported.

DESIGN AND VISUAL AMENITY

The proposed side extension is considered to result in a change of appearance of the host dwelling, as a result of its scale. However, it is not considered to have a significantly detrimental impact on the established character of the host dwelling as a result of its design and use of materials. Whilst it is not considered to be a subservient addition to the dwelling as a result of its scale, it appears to be visually integrated well with the existing dwelling. Therefore, the proposed extension is considered to be in conflict with D DM4 (b) of the Arun District Council Local Plan. However, it is in accordance with D DM4(a) of the Arun District Council Local Plan.

The proposed extension is readily visible from the street scene, resultant of its prominent location. However, given the position and dimensions of the extension it is considered that as a result of the appearance of the properties and the integration of the extension, the development is not considered to

be visually harmful to the established character of the area or the property. The area does not have a uniform spatial character as a result of inconsistent roof shapes, dwelling designs, and the siting of dwellings within their residential plots. As a result of this, the proposal is deemed to be in accordance with Policies 1 and 4 of the East Preston Neighbourhood Development Plan, and D DM1 of the Arun Local Plan.

The proposed front extension is forward of the existing front elevation of the host dwelling, however, it does not come forward of the established dwelling line in the locality. Additionally, as a result of its modest scale, and design, it is considered to be a subservient addition to the host dwelling. Whilst the use of a flat roof is noted, there are examples of similar roofs in the area, which is considered to allow the proposal to not appear out of character with the locality. Therefore, the proposed front extension is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significantly harmful impact on the residential amenities of nearby dwellings. This is as a result of the aspect of the development, and its resultant siting from any windows to principal rooms of neighbouring dwellings. Additionally, the proposed development is not considered to give rise to any change in loss of privacy to adjacent dwellings, as a result of the fact that none of the proposed openings are considered to provide views any different from those currently available from the host dwelling. Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 and details:

- Proposed Site & Location Plan - Green Hedges - 18012-110
- Proposed Drawings - Green Hedges - 18012-100
- EP/58/19/HH - Materials - 25/07/2019 10:58

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.