

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

REF NO: EP/5/22/HH

LOCATION: 3 Hazelmead Drive
East Preston
BN16 1LB

PROPOSAL: Erection of single storey rear extension and alterations to side fenestrations, following demolition of existing rear conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a single storey rear extension and make alterations to the existing side fenestrations following the demolition of an existing rear conservatory. The proposed extension is of a staggered design with projections of 4m and 7m off of the rear wall with a width of 9.3m. The proposal has a peak height of 4.5m.

REPRESENTATIONS

East Preston Parish Council - No Objection.

No representations from nearby occupiers.

POLICY CONTEXT

Designation applicable to site:

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)

[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:

EPDS	East Preston Village Design Statement
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan and Policy 1 and 3 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. The design of this proposal matches the existing design of the host dwelling and nearby dwellings, fitting in with the existing character of the area.

Policy 3 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area Two. These ensure that proposals maintain a low building height with no development proposal of more than 1.5 storeys and ensure the roof height is not increased and the basic form of the roof is not altered. In this instance the area is characterised by low height bungalows, the proposal does not exceed the existing height of the dwelling and integrates well into the roof form and design. This proposal is compliant with Policy 3 of the East Preston Neighbourhood Development Plan.

Section M of the Arun Design Guide relates to residential extensions, setting out criteria to which the proposed extensions should meet. These predominantly seek to ensure that the proposal appropriately relates to the host dwelling and the area.

DESIGN AND VISUAL AMENITY

The host dwelling is a detached bungalow with substantial curtilage to the front and rear of the property. The host dwelling features an existing rear conservatory that is to be removed. The proposed rear extension is large in scale but does make efficient use of existing built form by replacing most of the footprint currently occupied by the conservatory.

The proposed extension projects 7m off of the proposed utility room and 4m off of the proposed hall and bathroom. The width of the proposal is 9.3m and it features two roof designs, one flat and one pitched reaching heights of 2.9m and 4.5m respectively. The scale of the proposal is such that it is not subservient to the host dwelling however, the design is well integrated visually, merging well with the roofline of the host dwelling and consisting of matching materials to those found on the host dwelling. The pitched roof features a gable ended design to the rear (west) elevation which is a complimentary design and fitting with the character of the area which is populated with gable ended designs. Furthermore, the proposals design is similar to that of the rear extension at their northern neighbour dwelling No.1 The Plantation. This proposal is to the rear of the property and as such, is not visible from the street scene however, still features an appropriate design fitting for its locality.

The East Preston Neighbourhood Development Plan and Village Design Statement consider this to be

Character Area 2 which is populated by low height bungalows. This proposal includes no increase in height of the dwelling and is sympathetic to the host dwellings design despite its scale.

The new proposed side windows are to be constructed out of matching materials to those found on the existing host dwelling.

The proposal is compliant with relevant development policies D DM1 & D DM4(a),(b) of the Arun Local Plan, Policy 3 of the East Preston Neighbourhood Development Plan and the East Preston Village Design Statement.

NEIGHBOURING RESIDENTIAL AMENITY

Section M of the Arun Design Guide sets out the 45 and 60 degree rules when concerning single storey rear extensions and their impact on neighbouring residential amenity. The host dwelling is a detached bungalow with significant retention of front and rear garden space. The proposal retains approx. 26 to 28m of rear garden space, approx. 32m of front garden space and has separations of 7.25m and 1.15m to the south and north side boundaries respectively.

The combination of the staggered building line and siting of the proposal makes the northern neighbour dwelling (1 The Plantation) the only neighbour dwelling of concern impacts of amenity. The proposal is separated from the northern neighbour dwelling (1 The Plantation) by 4.7m. The separation of the proposal from 1 The Plantation, the staggered building line and the single storey nature of the extension at a height of 4.5m results in no intersection of 45 degree light accessibility lines (the 45 degree rule applicable). The proposal does not intersect 60 degree sightlines from the rear of any neighbouring dwellings. Therefore, there are minimal to no adverse impacts on neighbouring amenity by way of overbearing or overshadowing on neighbour dwellings.

The proposal features 2 No. sets of rear facing glass windows and doors, 4 No. side facing windows on the southern elevation, 1 No. rooflight on the south elevation and 1 No. new side window on the northern elevation.

The rear facing windows and doors look over the large rear garden, these are ground floor and the northern and southern site boundaries feature boundary fences. These windows and doors do not give rise to any adverse impacts by way of overlooking.

The 1 No. rooflight is approx. 3m from ground level above the proposed bathroom. This does not give rise to any adverse impacts by way of overlooking.

The 4 No. glass windows on the side (south) elevation are at ground floor level and look to the southern site boundary. All of which are met by the southern boundary fence and are not considered to give rise to any adverse impacts by way of overlooking.

The 1 No. window to the northern elevation is separated from the northern boundary fence by 1.15m and is at ground floor level. This is not considered to give rise to any adverse impacts by way of overlooking.

Therefore, by virtue of not being overbearing, overshadowing or overlooking, the proposal is compliant with development plan policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

CONCLUSIONS

The application is compliant with relevant development plan policies D DM1 & D DM4 of the Arun Local

Plan, Section M of the Arun Design Guide, the East Preston Neighbourhood Plan and the East Preston Village Design Statement.

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.

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 Plans & Elevations, Location & Block Plans 3084-03

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.