

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

REF NO: EP/68/26/HH

LOCATION: 8 Tamarisk Way
East Preston
BN16 2TF

PROPOSAL: Two storey front extension. New windows. New cladding to the first floor.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council raised no objection. However, the committee expressed concern that the application did not provide details of the roof tile colour or the balcony railings.

1 No. letter of no objection was received. The comments requested that the replacement first-floor windows on the northern side elevation remain the same size as existing and are not enlarged or altered to form Juliet balconies.

These concerns are noted. The roof tiles would match the existing dwelling and the balcony railings would white aluminium and timber bars for both the posts and railings.

The proposal does not include Juliette balconies. The windows would not be increased in size, and obscure glazing would be used for windows serving a bathroom and an en-suite.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS (Coastal Protection) - No response received.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high ground water.

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)
WDM4	W DM4 Coastal Protection

[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:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached dwelling located at 8 Tamarisk Way. This application seeks planning permission for the construction of a two-storey front extension to replace the existing single-storey front porch, together with alterations to fenestration and cladding to the first floor.

The development is located within a residential area characterised with a wide variety of detached houses of varying scale and form. Many properties have single-storey front projections or porches, and there are also examples of two-storey front projections nearby, including at Nos. 3 and 6 Tamarisk Way. The proposed front extension would replace the existing porch and would reflect other gable-fronted features within the street scene. The site is within East Preston Neighbourhood Plan (EPNP) and therefore, the proposal must be assessed against policy ESD1.

The proposed two-storey front extension would be centrally positioned and would create a more prominent entrance feature, with the first-floor balcony adding emphasis to the entrance. The extension would have a width of 4.95m and a depth of 3.65m. This would exceed the depth guidance for front extensions set out in Part M of the Arun Design Guide (ADG). At first-floor level, the extension would include a terrace and balcony within the proposed 3.65m projection. The works would replace the existing single-storey porch and increase its footprint.

The extension would have a gable-ended roof set approximately 0.1m below the ridge of the host dwelling, with an overall height of approximately 6.5m and an eaves height of approximately 4.65m. Although the extension would exceed the 1.5m depth guidance in the ADG and would not appear subservient, there are comparable examples within the vicinity. The dwelling is set back from the highway, and the staggered building line would further reduce its visual prominence. The extension would not project beyond the predominant building line or extend the full width of the building, avoiding a visually harmful or 'bolt-on' appearance. Therefore, the extension would not appear incongruous or unduly prominent within the street scene and its scale, sizing and integration with the host dwelling would not result in unacceptable visual harm to amenity.

On the front southern elevation at first-floor level, the extension would include double doors with narrow full-height windows on either side, providing access to the balcony, together with a rooflight in the southern roof slope. On the rear northern elevation, the proposal would not increase the number of openings. Obscure glazing would be installed to one ground-floor window, and two first-floor windows serving bathrooms and an en-suite. At ground-floor level, on the western flank, the existing large two-panel sliding door would be replaced with a three-casement window, while on the side western elevation, the porch window would be reduced in size. On the side eastern elevation, the ground-floor porch door would be removed. All fenestration would be replaced with white uPVC.

The proposal would be finished in white painted brickwork, cream cladding on the northern, southern, and western elevations, and roof tiles to match the existing dwelling. Cladding is also present on neighbouring properties and within the wider area, and it would not appear incongruous within the

locality. The use of white external finishes would also reflect the appearance of nearby dwellings. On the northern elevation, stone cladding would be applied to a wall on the eastern flank projecting from the rear of the dwelling.

The proposed balcony would have a depth of 0.9m, a width of 5m and a height of 1m. The balustrade would be finished in white aluminium and timber bars for both the posts and railings. This finish would be consistent with the wider palette of white external materials proposed for the dwelling and would not result in harm to visual amenity.

Overall, the proposed two-storey front extension, fenestration alterations and first-floor cladding would not cause harm to the visual amenity of the host dwelling or the wider street scene. The proposal would therefore be in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy ESD1 of the EPNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed two-storey front extension would be set in 6.8m from the western side boundary, 7.1m from the eastern side boundary and set back 7.7m from the front southern boundary. Given these separation distances, the modest increase in footprint and the retained relationship with neighbouring properties, the extension would not result in harmful overbearing or overshadowing impacts to neighbouring properties.

The proposed fenestration alterations would largely relate to existing openings serving the host dwelling. The front balcony would replace an existing two-casement window with a double door and would have an outlook towards the host dwelling's driveway. As such, this would not introduce materially harmful new views and would not result in an increase in overlooking to neighbouring properties. In addition, obscure glazing would be installed to windows serving the first-floor bathroom and en-suite and the ground floor toilet. As such, the development would not increase overlooking or result in an unacceptable loss of privacy to neighbouring properties.

Overall, the proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking impacts. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

DRAINAGE

The site is located within an area of coastal protection so the proposed development needs consideration under Arun Local Plan W DM4 and the National Policy Framework (NPPF).

The Council's Drainage Engineers were consulted and have provided no response. It is acknowledged that a proposed extension would replace an existing smaller front porch only marginally increasing the footprint of the host dwelling. It would have only a minimal impact on the flood risk of the site, as the extension would be located on existing hard standing. Therefore, the proposed development would have a minimal impact on the flood risk of the site and is considered to be in accordance with Arun Local Plan policy W DM4 and NPPF.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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 - 1. Rev P2.
- Block Plan - 2.
- Proposed Ground Floor Plan - 8.
- Proposed First Floor Plan - 9.
- Proposed Roof Plan - 10.
- Proposed Elevations (South and East) - 11.
- Proposed Elevations (North and West) - 12.

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.