

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

REF NO: EP/75/21/HH

LOCATION: 1 Manor Close  
East Preston  
BN16 1JF

PROPOSAL: Single storey rear extension and addition of a porch

**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

This application seeks to construct a single storey rear extension and porch.

The materials will be similar to those existing on the dwelling. Walls will be brick and render and the roof will be single ply membrane or three layer felt. Windows will be UPVC or aluminium white.

The rear extension will be 14.16m to the north boundary, 4.07m to the east and 0.4m to the west. The porch at the front elevation will be 17.67m to the southern boundary and 8.62m to the west.

At the front the porch has a height of 2.59m and length of 2.48m. At the rear the length of this elevation will be 13.25m and the height will be 2.92m, there will be doors and windows added here.

At the side (east) the rear extension can be seen and has a height of 2.88m and length of 5.22m. At the side (west) the extension has a height of 2.81m and length of 4.74m, there are windows added.

**REPRESENTATIONS**

No objection from Parish Council.  
No representations from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

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                                            |

East Preston Neighbourhood Plan 2014 Policy 1

Housing - General Principles

## East Preston Neighbourhood Plan 2014 Policy 2

Design in Character Area One

**PLANNING POLICY GUIDANCE:**

|       |                                     |
|-------|-------------------------------------|
| NPPDG | National Design Guide               |
| NPPF  | National Planning Policy Framework  |
| NPPG  | National Planning Practice Guidance |

**CONCLUSIONS****PRINCIPLE**

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 2 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 2 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area One. These ensure that proposals preserve the character of the street scene, and resist any increases in density that would alter this character. It also seeks to avoid apartment block development, and protect the view from the beach.

Further guidance from the Arun Design Guide is relevant and referred to below.

**DESIGN AND VISUAL AMENITY**

The proposal will be at the front and rear elevations and due to this the development will be seen from the street scene and wider area due to part of its front location. Although the proposal will be visible to the street scene and have an impact on the character and appearance of the area, due to the use of similar materials this will not be a justified reason for refusal.

The proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement

character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

#### **RESIDENTIAL AMENITY**

The proposal doesn't have an overall harmful impact on neighbouring properties around 1 Manor Close. There are significant boundaries around the site which range from 17.67m at the southern boundary to 0.4m at the western boundary.

The porch will not have harmful impacts to the neighbours due to the single storey nature and significant boundary at the south and west. The door looks onto Manor Close and will not cause any harmful overlooking or overbearing impacts.

The single storey rear extension has windows and doors on at the side (west) and rear. The windows at the rear will not cause harmful overlooking or overbearing impacts due to the boundary of 14.16m and single storey nature of the proposal.

At the side (west) the boundary is significantly smaller at 0.4m, where windows have been added. Although the boundary is smaller, the windows will not result in significant harmful impacts to the neighbours at the side. This is due to there being three windows existing and these will be now be adapted to the extension. Again due to the single storey nature this will not cause any harm.

#### **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 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.

|                       |
|-----------------------|
| <b>RECOMMENDATION</b> |
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**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 block plan 10A  
 - Proposed elevations 04A  
  
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.