

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

REF NO: EP/7/21/HH

LOCATION: Little Dormers
23 Upper Drive
East Preston
BN16 1QN

PROPOSAL: New bay/porch skirt roof to front elevation & single storey front extension to provide additional garaging.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey front extension, to be used as a porch and a garage. This application differs from previous submissions in that it reduces the scale of the front extension by reducing the depth of this projection by 3.7m, and lowers the height by approximately 0.4m and width by approximately 0.8m.
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RELEVANT SITE HISTORY

EP/124/20/HH	New bay and porch skirt roof to the front elevation, and roof linked detached double garage.	Withdrawn 15-12-20
EP/96/20/HH	Roof and fenestration alterations to the rear elevation, new bay and porch skirt roof to the front elevation, and new roof linked detached double garage.	Withdrawn 16-09-20
EP/35/93	Two storey extension.	ApproveConditionally 15-10-93

REPRESENTATIONS

East Preston Parish Council - No objection.

East Preston and Kingston Preservation Society - Objection.

- The extension does not sympathetically relate to the host dwelling, nor is it well integrated to the host dwelling.
- The proposal will destroy the symmetry of the house.

- The proposal will reduce the natural light in the house.

Angmering on Sea Residents Association - No objection.

- The proposal is reduced in scale compared to the previous application.
- The proposal does not contravene a 45 degree angle line from the neighbouring window.
- There is no uniformity in the building line of the road.
- The proposal will have less impact upon the street scene.
- There are new windows on the rear elevation of the dwelling which result in harm to the privacy of neighbouring occupiers.
- The garage should be conditioned to not be used as living accommodation.

8 letters of objection:

- The new windows will result in overlooking of neighbouring occupiers at 21 Upper Drive and 59 Manor Road.
- The proposed garage is too deep.
- The proposal will result in a loss of natural light to the occupiers.
- Landscaping has been removed from the property.
- Applications at other properties within the area have been refused previously.

OFFICERS COMMENTS ON REPRESENTATIONS:

Comments noted. The relevant comments raised will be addressed within the conclusion section of the report. Applications are decided on their merits. One of the two windows proposed is obscure glazed and will be conditioned to retain as such. The host dwelling is not considered to be symmetrical. The proposal is not considered to significantly reduce natural light to the primary habitable rooms of the dwelling, as when over the lounge the depth of the porch is not considered to have any significant harm to occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within 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 deemed to be 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.

DESIGN AND VISUAL AMENITY

The application seeks to construct a single storey front extension, to be used as a garage and porch. The proposal projects a maximum of 3.54m from the front elevation of the host dwelling, with a width of 12m and a maximum height of 3.2m. The proposed development projects from the front of the host dwelling, and therefore, there will be views of the extensions from within the public realms. However, it must be established that the proposal would result in a harmful impact upon the character of the locality in order to prescribe refusal of the application. The proposed extensions is considered to appear subservient to the host dwelling, and is of a design and scale of which allows the extension to appear well integrated with the host dwelling, and well integrated with the host dwelling. Furthermore, the locality is not considered to have any consistent spatial pattern or building line, additionally, the design and style of the dwellings is varied. As such, the area is considered to have a mixed and eclectic character of which the dwelling is considered to contribute towards.

The proposed development 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 result in any harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. This is as a result of the scale, and the siting of the proposed development. The proposed extension is not considered to result in any harmful loss of light to the occupiers of the dwelling directly to the North, this is because even when a 45 degree line is taken from the windows on the Eastern elevation of said neighbouring dwelling, the extension does not infringe upon this line.

With regards to potential for loss of privacy, the proposed extension is not considered to result in views any different to those available from the application site at current. It is noted that the proposal seeks to create new openings at first floor level, facing towards the South, and the West. To the South, this

windows has potential to result in overlooking and as such, it will be conditioned to ensure that the window remains obscure glazed, and fixed to be non-opening below 1.7m. The window to the West is not considered to result in any harmful loss of privacy, in that views from this window will be within the application site, and any views towards neighbouring dwellings will be oblique only.

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:

- Site Plan - Proposed - 203075/012 - Jan 21
- Floor Plans and Roof Plan - Proposed - 203075 - Jan 21
- Elevations - Proposed - 203075/011 - Jan 21

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.