

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

REF NO: EP/83/18/HH

LOCATION: 61 Roundstone Crescent
East Preston
BN16 1DQ

PROPOSAL: Replacement side extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to replace an existing side extension with a pitched roof extension.
SITE AREA	Approx. 747.6sq.m.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is open plan to the front elevation.
SITE CHARACTERISTICS	The site is populated by a link-detached, two storey dwelling, with a side garage to its Western elevation.
CHARACTER OF LOCALITY	The area is populated by a mix of housing styles and types.

RELEVANT SITE HISTORY

EP/101/06/	Ground floor extension to form elderly relative annexe	ApproveConditionally 21-08-06
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Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council

Parish Council - Objection - The Parish Council believe that the roof of the proposal is far too large, and feel that this is a poor design.

No representations from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted. Parish Council's comments are addressed in the conclusion.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES[Arun District Local Plan \(2003\):](#)

DEV19	Extensions to existing residential buildings
GEN2	Built-up Area Boundary
GEN7	The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

D DM1	Aspects of Form and Design Quality
D DM4	Extensions & Alterations to Existing Buildings
D SP1	Design

[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

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation and is a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification. The examination was completed in September 2017.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation (Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

East Preston has a 'made' neighbourhood development plan, of which Policies 1 & 5 are considered to be relevant to this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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 GEN2 of the Arun District Council Local Plan, D DM1 of the Emerging Local Plan and relevant East Preston Neighbourhood Plan policies.

DESIGN AND VISUAL AMENITY

The proposed development replaces an existing side garage, and whilst the proposal is of a larger scale than the existing garage (of which has a flat roof), it is considered to remain subservient it character to the host dwelling. This is as a result of its ridge height being 1.35m lower than that of the host dwelling. Therefore, the proposal is considered to be in accordance with DEV19(ii) of the Arun District Council

Local Plan.

Resultant of its location and siting, the proposed development is visible from the street scene, and therefore has an impact upon the appearance of the host dwelling and the character of the area. However, this is not considered to be an unacceptable harmful impact, as the design of the extension is considered to allow the proposal to appear sympathetic in appearance in relation to the host dwelling.

The area is characterised by an inconsistent spatial pattern, and within this mixed variety there are examples of side extensions of a similar appearance and design. The proposed materials match the existing dwelling which are proposed allow the proposal to resonate with the appearance of the host dwelling, allowing it to appear well integrated with the host dwelling and have no significant impact on the established character of the surrounding area.

Resultantly, the proposed development is considered to be in accordance with GEN7(ii), DEV19(i), (ii) and (v) of the Arun District Council Local Plan, policy D DM1 of the now found 'sound' emerging local plan and policies 1 & 5 of the East Preston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENTIY

The proposed extension is not considered to have a significant overshadowing or overbearing impact on its neighbours, because the development is only single storey. Additionally, the occupiers of adjacent dwellings are not considered to have any significant loss of privacy, as the proposal has no windows on its side elevation(which faces these properties).

Consequently, the proposal is considered to be in accordance with GEN7(iv) and DEV19(iii) of the Arun District Council 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:

- Proposed extension - Plans and Elevations as proposed - 2279/01/02 - April 2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.
- 3 The materials and finishes of the external walls and roof of the proposed development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.
- 4 **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.