

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

REF NO: EP/84/19/HH

LOCATION: 10 Angmering Lane
East Preston
BN16 2TA

PROPOSAL: Two storey front extension (North), two storey side extension (West) and single storey rear extension (South). Alterations to external appearance, roof terrace over existing flat roof, roof lantern in existing flat roof & Juliette balcony to front of property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

EP/88/16/HH	First floor extension & re-modelling of roof	ApproveConditionally 17-08-16
EP/60/06/	First floor link between the existing two storey element & the two storey garage together with a pitched roof on the existing single storey flat roof to the north elevation (Resubmission following planning application EP/61/05/ extensions and alterations)	ApproveConditionally 31-05-06
EP/61/05/	Extensions and alterations to provide an additional bedroom with en-suite bathroom and additional living room. Replacement of concrete tile roof with slate roof and general enhancement of the exterior appearance.	Refused 09-06-05

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council

Parish Council - No objection.

- The Parish did express some concern regarding the materials used in the construction of the proposed development.

- The materials are out of keeping with the longer standing buildings in the area.

East Preston & Kingston Preservation Society - Objection

- The design of the house uses grey roof tiles and windows, also is clad in white plastic. This results in a house that does not reflect the character of the locality, in terms of its colour or materials.

No representation from nearby occupiers.

One letter of objection from local occupier:

- The proposal would cause detriment to the surroundings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within the 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
SDSP2	SD SP2 Built-up Area Boundary

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:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

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 SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies 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 remodel and modernise the host dwelling, by way of various alterations. The locality is host to a wide variety of dwelling designs and types, and therefore has a mixed character. This is particularly evident from the application site, as dwellings using similar materials to the proposal are visible from the site, and are present within the wider locality.

The proposed development is considered to result in a change of appearance of the host dwelling, as a result its scale and use of materials, however, it is not considered to have a significantly detrimental impact on the established character of the host dwelling. This is as a result of the design of the proposal, and the fact that similar materials can be found within the area. The proposed two storey side extension is readily visible from the street scene, as a result of its siting and scale. However, resultant of its relationship with the host dwelling in terms of scale and design, it is considered to be a subservient, and well integrated addition to the host dwelling. The area is not considered to have a uniform spatial pattern, as a result of the inconsistent roof shapes that appear in this locality.

The Northern (front) element of the proposal, due to its siting, is visible from the street scene. Whilst the proposal is considered to comprise a change to the appearance of the host dwelling, it is not considered to have a harmful impact on the character of the host dwelling. Due to its configuration, the proposed front extension extends beyond the proposed Northernmost projection of the host dwelling. However, this is not considered to have a harmful impact upon the locality, or have an overly dominant appearance on the street scene, in that this element of the proposal is over 7m from the Northern boundary of the application site. Resultant of this, and its scale and design, the proposed development is considered to appear well integrated with, and subservient to the host dwelling. This is considered to allow this element of the proposal to have no significantly harmful impact upon the character of the locality, or the host dwelling.

The proposed development does not conflict with East Preston Neighbourhood Development Plan Policy 1 and D DM4(b) of the Arun Local Plan as well as policy D DM1(1) and (2) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to give rise to any significant impact on the residential amenities of neighbouring dwellings. This is as a result of the siting of the main bulk of the proposal being furthest away from the adjacent dwellings, which is considered to mitigate any overbearing or overshadowing impact upon occupiers of nearby dwellings. It is noted that the proposed development creates a balcony at first floor level of the host dwelling, however, this is not considered to result in any change to views available from the host dwelling. To the East, the balcony is over 23 m from the Eastern boundary of the application site, which is considered to be ample distance by which to prevent any significantly harmful overlooking to the occupiers of the neighbouring dwelling to this direction. The West will only provide views towards the street scene. There will be views available from the site towards the adjacent dwelling at #12 Angmering Lane, however, these will be partially screened by existing foliage along the Southern boundary, and views available area predominantly of covered structures, including the roof of the side extension and the covered pool area. Therefore, 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:

- Proposed Plans, Elevations and Roof Plan - 1200.04.a - 13/06/2019 - Rev. a
- Proposed Plans, Elevations and Roof Plan - 1200.03.a - 13/06/2019 - Rev. a

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.