

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

REF NO: EP/8/25/HH

LOCATION: 58 North Lane
East Preston
BN16 1HN

PROPOSAL: Demolition of existing garage. Single storey rear and side extensions. Existing flat roof replaced with pitched/flat roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORYEP/128/05/ Demolish existing garage and erect larger garage ApproveConditionally
08-12-05**REPRESENTATIONS**

East Preston Parish Council - No objection and the blending of the extension with the existing property was praised.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.

DEVELOPMENT PLAN POLICIESArun 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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site contains a detached bungalow located on North Lane, close to the junction with Kerry Gardens. The single storey side extension would be visible from the street scene, however the rear extension would be obscured from the street scene by the existing built form.

The single storey side extension is proposed to the eastern flank of the host dwelling. The side extension would be set back from the front elevation by 1.5m and would adjoin the rear extension forming a wraparound extension. The extension would have a width of 3.2m and a depth of 7.1m. The extension would have a pitched roof form with a maximum height of 5.8m that would adjoin the roof of the main dwelling and an eaves height of 2.6m. Fenestration is proposed within the front and rear elevations of the extension. The extension would be constructed following the removal of the existing garage. This extension is acceptable as the extension would replace existing built form to the eastern side of the host dwelling and given its design and height, it would not appear prominent or incongruous, in accordance with policy D DM4 of the Arun Local Plan.

According to the Arun Design Guide (ADG), side extensions should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. The extension would integrate well with the existing dwelling in terms of roof form and materiality. The materials would match the existing and are acceptable.

The proposed single storey rear extension would include the removal of the existing rear projection. The rear extension element would adjoin the side extension to form a wraparound extension, with a depth of 4.6m. The extension would extend along the entire width of the host dwelling and partly along width of the side extension. The extension would have a crown roof form with a maximum height of 3.7m and eaves height matching that of the existing dwelling. Fenestration is proposed within the rear (west) elevation of the extension.

The proposal would exceed the guidance set out at Part M of the Arun Design Guide (ADG) which states that in the case of detached houses, single storey rear extensions should not extend more than 3.3m from the rear elevation of the original dwelling. Whilst the rear extension would exceed the guidance depth, it is noted that the extension would not extend beyond the existing rear elevations of neighbouring properties, and given the design and siting of the proposed extension, the extension would not result in any harm to the character or appearance of the host dwelling or street scene.

Overall, the footprint of the main dwelling would increase as a result of the proposals, however, the increase is acceptable. The alterations and footprint of the dwelling are acceptable in terms of scale and massing and would not adversely impact upon the street scene. The proposal would not result in harm upon the character of the area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING AMENITY

The proposed single storey side extension would extend towards the northern boundary of the application site, set in a minimum of 0.6m. It is noted that the side extension would replace an existing garage which is currently situated closer to this boundary than the proposed side extension. The proposed side extension would have a hipped roof form and an eaves height of 2.6m. As such, given the spacing between the side extension and the neighbour to the north, and the eaves height of the

proposed extension, the side extension would not appear overbearing or result in overshadowing to neighbouring properties.

The proposed single storey rear extension would be set in from the northern side boundary, and it would not extend beyond the existing rear elevation of the neighbour to the south. As such, the proposed rear extension would not result in overbearing or overshadowing impacts to neighbouring properties.

In terms of overlooking, fenestration is proposed within the front elevation of the side extension, with an outlook over the application site frontage. Fenestration is proposed within the rear elevation of the rear extension, which would have an outlook over the rear amenity space serving the host dwelling. As such, the proposed development would not result in any overlooking.

Therefore, the proposed development would not result in any harm to neighbouring properties, in accordance with policy D DM1 of the Arun Local Plan.

SUMMARY

The proposed development is in accordance with relevant Development Plan policies, and is therefore recommended for approval subject to 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

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:

Proposed Floor Plan, Location Plan and Elevations P01.

Proposed Roof Plan, Block Plan and Elevations P02.

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 National Planning Policy Framework.