

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

REF NO: EP/92/18/HH

LOCATION: 14 Somerset Road
East Preston
BN16 1BZ

PROPOSAL: Demolition of a single storey section at rear of house, demolition of a shed in rear garden & erection of a two storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal seeks to demolish an existing rear extension and outbuilding, then replace with a two storey extension.
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RELEVANT SITE HISTORY**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

East Preston Parish Council

No objection.

No representations from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICES

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 5	Design in Character Area Four
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East Preston Neighbourhood Plan 2014 Policy 1	Housing - General Principles
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

EPDS	East Preston Village Design Statement
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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 District Council Local Plan (2011-2031). In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun District Council Local Plan (2011-2031). Additionally, Policies 1 and 5 of the East Preston Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

The locality is residential in character, with predominantly 2 storey house on the Northern side of the road. There are a variety of front boundary treatments, including low walls and hedges, whereas some properties are entirely open plan. The site is the Eastern half of a semi detached property.

By virtue of its siting, there will be few available views of the proposed development from the street scene. However, the proposed development is not considered to have a significantly adverse impact on the established spatial pattern as it is not considered to create an unacceptable sense of enclosure through the establishment of a terracing effect in the area. The existing gap between the host dwelling is currently 2.75m, resultant of the proposal, this will be reduced to 1.55m. This allows the proposal to remain in accordance with D DM4(d) and (e) of the Arun District Council Local Plan (2011-2031).

The proposed extension is considered to alter the appearance of the dwelling, as a result of its scale. Whilst the proposed extension is considered to be well integrated with the host dwelling, it is not considered to be a sympathetic or subservient addition to the host dwelling. This is predominantly as a result of its significant scale and impact on the appearance of the dwelling. Therefore, the proposed development is deemed to be in conflict with D DM4(a) and (b) of the Arun District Council Local Plan (2011-2031).

As a result of the design of the proposal, there is considered to be a significant impact on the established character of the area, however, it is important to note that the change is not necessarily harmful. The design and style are not considered to have a harmful impact on the established character of the host dwelling as it largely retains its character as a semi-detached dwelling, and is not considered overdevelopment of the site. The proposed materials are to match those existing on the property, which is considered to allow the extension to harmonise with the dwelling in terms of its design and materials. Therefore, the proposed development is considered to be in accordance with D DM1(1) of the Arun District Council Local Plan, and Policies 1 and 5 of the East Preston Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development will be 4.7m high at the eaves and 7m high at the ridge. The total width will be 4.5m and it will extend 4.5m out from the rear of the existing house. In the 2m space between the two storey aspect of the rear extension and the shared boundary with #13, there is a single storey extension. This extension is flat roofed, with a height of 3.1m (3.6m at a rooflight), this is considered to alleviate any possible overbearing impact of the dwelling on the occupiers of this neighbouring dwelling. Due to the

aspect of the dwellings and the spacing between the buildings, the proposal is not considered to have any significant impact on overshadowing, overlooking or have an overbearing impact on adjacent occupiers. Whilst it is noted that there is a change in fenestration on the rear elevation, it is not considered that this will result in any change relating to loss of privacy to neighbouring properties. Resultantly, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun District Council Local Plan (2011-2031).

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: SOM-01, SOM-02, SOM-03, SOM-04, SOM-05, SOM-06, SOM-07, SOM-08, SOM-09, SOM-10

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with D DM1 of the Arun District Local Plan (2011-2031).
- 3 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun District Local Plan (2011-2031).

- 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.