

Recommendation Report for Planning Permission

REF NO: EP/94/11/

LOCATION: 26 Manor Road
East Preston

PROPOSAL: Demolition of existing conservatory & 2no. garages & construct an extension to form a new kitchen/dining area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above. The proposal is for a single-storey pitched roof side extension, replacing an existing flat roof double garage, and measuring approximately 3.7 metres in width by 2.5 metres in depth and 4.45 metres in height behind which would be an L-shaped single storey flat roof side/rear approximately 9.2 metres in width and projecting some 3 metres from the rear wall of the existing dwelling.

SITE AREA

Approximately 440 square metres.

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY

Predominantly flat.

TREES

None affected by the proposed development.

BOUNDARY TREATMENT

Low brick wall and hedging up to approximately 2 metres high to front. Side and rear boundaries marked by approximately 1.8 metre high timber featherboard fencing.

SITE CHARACTERISTICS

The site is occupied by a detached chalet style dwelling which has painted brick elevation walls, on a red/brown brick plinth. There is a section of tile hanging above ground floor windows on the front elevation. A flat roof double garage extension has been added to the eastern (side) elevation whilst a lean-to style conservatory has been added to the rear.

CHARACTER OF LOCALITY

The site is located on a residential road that is characterised by a mixture of, generally two-storey, dwellings which are informally arranged with no overriding pattern of development.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

East Preston Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) [GEN2](#)
[GEN7](#)
[DEV19](#)

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

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

PLANNING POLICY GUIDANCE

PPS1 Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

EPDS East Preston Village Design Statement by E P Parish Council

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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

The proposed side extension would replace an existing site boundary that projects further towards the site boundary than the proposed. It will be set back from the frontage of the dwelling and is of a modest scale. The rear extension will be screened by the existing dwelling and proposed side extension and have no significant street scene impact. It is therefore considered that the proposal will not have an adverse impact upon the character and appearance of the surrounding area.

It is considered that the proposed extensions, by way of their height which is reduced from that of the existing dwelling, will maintain visual subservience towards it. Further, the proposed pitched roof side extension is considered to compliment the existing pitched roof dwelling more effectively than the existing flat roof garage and it is considered that its introduction will improve the visual integration of extensions to the original dwelling.

With regards to the amenities of neighbouring residents, the single-storey nature of the proposed extensions and the fact that they are stepped away from site boundaries will prevent them from appearing overbearing towards neighbouring properties or from causing unacceptable overshadowing. All new windows are at ground floor level and views towards neighbouring property will be interrupted by existing site boundary treatment, safeguarding the privacy of the occupants of neighbouring dwellings.

It is therefore recommended that the application is approved, subject to the following conditions.

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:-

1:500 OS Sitemap;
14/12/01;
14/12/03;
14/12/04;
14/12/06;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the pitched roof extension and the external walls of the flat roof extension hereby permitted shall match in colour

and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4 **INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010**

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, DEV19

NATIONAL POLICIES: PPS1

EAST PRESTON VILLAGE DESIGN STATEMENT

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.