

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

REF NO: EP/94/18/HH

LOCATION: 107 Roundstone Drive
East Preston
BN16 1EN

PROPOSAL: Single storey rear extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The extension is proposed to be 3.4m deep x 5.8m wide x 2.4m high (3m to top of skylight)
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

East Preston Parish Council

The committee agreed unanimously it had no objections to raise against this Application.

No other comments received.

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 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

CONCLUSIONS

The application site is located within the built up area boundary where the relevant development plan policies are D SP1, D DM4 of the Arun Local Plan and policies 1 and 5 of the East Preston Neighbourhood Plan. These all combine to ensure that development proposals have an acceptable impact on the street scene and the residential amenities of neighbouring residential occupiers.

The property is a semi detached two storey property with an existing flat roofed single storey rear extension and a 2.4 m high section of boundary wall (shared with 109 Roundstone Drive) projecting a distance of 3.6m into the garden. The rest of this boundary is made up of a 2m high wooden fence with planting considerably higher located within the neighbouring property. The boundary with 105 Roundstone Drive is made up of a 2m high fence with outbuildings (sheds) located on the boundary at either end. The proposed extension is to be separated by a distance of 2.6m from this boundary.

In terms of impact on the character of the area and street scene the single storey flat roofed nature of the proposal together with its location at the rear will mean that there will be no impact when considered along the road frontage and limited, acceptable impact, when viewed from the rear. There is an existing rear single storey addition which establishes the principle of an addition on this part of the property.

In so far as the impact on neighbouring residential amenity is concerned taking into account the design of the extension (single storey and flat roof) and the considerable boundary screening there will be no overbearing/overlooking effect to the west as it affects 109 Roundstone Drive. The intervening 2m high fence and distance to the boundary will result in limited impact to the east as it applies to 105 Roundstone Drive.

In summary the extension is compliant with Development Plan policy and is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

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.

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:17269/02.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 f the Arun District 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.