

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

REF NO: EP/94/25/HH

LOCATION: The Boathouse
133 Sea Road
East Preston
BN16 1PD

PROPOSAL: Single storey side extension to form a covered porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Coastal Engineers - No response received.

POLICY CONTEXTFlood Zone 3
Built-Up Area Boundary
Within 200m of Erosion Risk
CIL Zone 4**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM2	W DM2 Flood Risk
WDM4	W DM4 Coastal Protection

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site contains a two storey detached dwelling along Sea Road. This application seeks planning permission for a single storey side extension. The works would be partially visible from the street scene and made from materials which match the existing.

The extension would adjoin the western flank and would measure 8.5m in depth, 1.3m in width and would have a pitched roof with a maximum height of 3.2m and an eaves height of 2.1m. Two rooflights are proposed, there are several examples of rooflights within the street scene, including both the north and east neighbours. Although the side extension would alter the appearance of the dwelling, it is noted that the street scene of Sea Road is varied in terms of extensions and alterations, and the extension would not appear at odds within the street scene. The extension would extend right up to the boundary wall with the highway, a similar example is seen at the north neighbour, 129 Sea Road. As such, the proposal would not appear out of keeping within the area.

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. Although the extension would occupy the majority of the depth of the host dwelling, the proposed extension would not unduly obtrude on the host dwelling. The extension would retain the character of the property by featuring materials that match the existing dwelling. The roof of the side extension would be stepped down from the ridge line as a subservient addition and given that the proposed side extension would feature materials that match the existing dwelling, the proposed side extension would not result in harm to the character of the host dwelling.

The proposal would not result in harm to the character and visual amenity of the dwelling or the surrounding area in accordance with policies D DM1 and D DM4 of the ALP.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the Arun Design Guide (ADG) states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The application site has neighbour to the north and east. There is a separation distance of 2.7m with the north neighbour, 129 Sea Road. Given the scale, siting and height of the extension and the separation distance, the proposed side extension would not result in any overbearing or overshadowing effects to neighbouring properties. All fenestration associated with the extension would be at ground floor level and would not result in overlooking effects.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

FLOOD RISK

The site is located within Flood Zone 3 and is at risk from pluvial flooding. The drainage engineers were consulted on this application, however no response has been received to date.

The extension would serve as a porch and would not result in increased vulnerability. A Flood Risk Assessment has been submitted in support of this application identifying that the finished floor levels will be no lower than existing. A condition as such is attached to the consent. The extension would extend over an area of existing hardstanding and would not result in an increase in flood risk elsewhere in the

District.

Given the reasons outlined above, the development would not increase the chances of flooding elsewhere in the district and the proposal is in accordance with policies W DM2 and W DM4 of the ALP.

SUMMARY

The proposed development is in accordance with relevant Development Plan policies and as such is recommended for approval subject to the following conditions and informatives.

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.

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:

Location and Site Plans DPA01
Proposed Site Plan and Block Plan DPA02
Proposed Floor Plan DPA04

Existing and Proposed Elevations DPA05

Proposed Section and Proposed and Existing Roof Plans DPA06

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 The floor level of the proposed extension shall be set no lower than those of the existing dwelling.

Reason: To reflect the location of the building within Flood Zone 3 and to accord with Arun Local Plan policy W DM2.

- 4 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).

- 5 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 NPPF.