

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

REF NO: EP/9/22/HH

LOCATION: 4 Selhurst Close
East Preston
BN16 2SR

PROPOSAL: Single storey front extension and conversion of integral garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Conversion of existing garage to habitable use, erection of single storey front extension protruding approximately 4.02m to the front and springing from the northern elevation by 10.1m

RELEVANT SITE HISTORY

EP/163/21/HH	Single storey front extension, conversion of integral garage and new detached garage.	Withdrawn 26-01-22
EP/188/07/	Loft conversion, conservatory, new roof and utility room	ApproveConditionally 07-02-08

REPRESENTATIONS

Parish Council - Objection
- Overdevelopment of plot, development too close to northern boundary.

East Preston and Kingstone Preservation Society - Objection
- Too close to northern boundary.
- Potential loss of boundary hedging.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun 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)
TSP1	T SP1 Transport and Development

East Preston Neighbourhood Plan 2014 Policy 1	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 2	Design in Character Area One

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

PRINCIPLE

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, a rear extension should also not negatively impact adjoining properties in terms of privacy and overshadowing and preserve rear amenity space to at least 10.5m in depth, and front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

East Preston has a made neighbourhood plan (EPNP) and policies 1 and 2 are of relevance to householder extensions. Policy 1 looks to control general principles relating to householder extensions including character and scale, car parking provision, amenities of local residents and protection of green spaces. Policy 2 provides the areas of character (Area 1) design guidance and seeks to control density, size and outlook.

DESIGN AND VISUAL AMENITY

The host dwelling sits on a large plot at the head of Selhurst Close, its built form is currently situated approx. 950mm away from its northern boundary and 1.2m away from its southern boundary. The properties surrounding the site are all 1-1.5 storey properties of uniform massing and style however, many of them have had various extensions over time. The properties in this location all have deep open frontages. This application follows a previously withdrawn application which also included a detached garage to the front garden. It was discussed with the Applicant that the garage would likely bring about a refusal, as a detached building to the front garden would be out of character with the street. The garage has now been removed from the scheme.

The amount of habitable space to be created by the proposal is thought to be of an appropriate scale when compared to the plot and the host dwelling. The works will be subservient to the host dwelling given their appropriately low scale and by reason the the extension is set back from the primary elevation by 1.3m. Comments have been received to state that the proposed works will be located too close to the properties northern boundary. Although the works will reduce the separation gap from 950mm to 300mm in this location, the reduction is felt to bring about limited negative impact, which is not sufficient to warrant refusal of the application.

The materials used in construction will match the existing, the eaves line will continue through as such it will be afforded good visual integration with the host dwelling.

Views of the proposed works will be visible from the street and will impact its character, however, as the works are of an appropriate scale when compared to the host dwelling and as they will be set back from the roadside by 24m, they are considered to negatively impact the street scene.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan, Part M Arun Design Guide and policies 1 and 2 of the EPNP.

RESIDENTIAL AMENITY

In terms of overlooking, there are no windows proposed above ground floor level, and those which are proposed face the towards the public realm, as such no negative impacts from overlooking are foreseen.

As the extension is located, running away from its nearest boundary and by reason the the plots in this location are large, no overbearing or overshadowing impacts are foreseen.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan, Part M of the Arun Design Guide and policies 1 and 2 of the EPNP.

PARKING

The conversion of the double garage will be negated by reason that there is a large parking area to the front of the property, as such parking levels onsite will not be altered in accordance with policy T SP1 of the Arun Local Plan.

SUMMARY

For the above stated reasons the proposal is recommended for permission 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

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 CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 Block Plan 213040/10
- Proposed Roof Plan 213040/07
- Proposed Elevations 213040/08
- Location and Block Plans 213040/094
- Proposed Floor Plans 213040/05

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Arun Design Guide.

- 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.