

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

REF NO: K/13/21/HH

LOCATION: York Lodge
Brookside Road
East Preston
BN16 1SE

PROPOSAL: Proposed first floor extension above existing ground floor rear extension with new barn hip to gable to north elevation to replace existing full hip. Extension to first floor loft to include new flat roof dormer to rear roof slope and minor alterations to front west dormer and the addition of rooflights to north, south, west elevations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Rear first-floor extension including a hip to barn end roof alteration and dormer window, and alterations to the dormer to the front of the property.
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RELEVANT SITE HISTORY

K/19/04/	Guest room	ApproveConditionally 25-06-04
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REPRESENTATIONS

Parish Council - No objection

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXTDesignation applicable to site:
None**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)

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

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.

Policy KPNP 7 of the Kingston Neighbourhood Development Plan relates to the design and development of proposals in the built up area boundary. The design and location of the development must be appropriate any sympathetic to the character and appearance of the Parish in terms of scale, massing, aspect, siting, layout, density, materials, landscaping and design features. It seeks to protect and enhance biodiversity, and have minimal impact on users and occupiers of nearby occupiers of land.

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, roof extensions should not be visually intrusive or block light into surrounding properties and dormers should be positioned in discreet locations, on the rear of the property wherever possible. In general roof extensions should not detract from the character and appearance of the building and local area.

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DESIGN AND VISUAL AMENTIY

The proposal seeks to construct a first-floor extension over the ground floor bedroom measuring approximately 5m wide by 3.5m in depth, along with a loft conversion including a dormer window to the rear and alterations to the front dormer. To accommodate the first-floor extension the west elevation will be built up from a hipped roof to form a barn-end gable, this has resulted in a small increase to the ridge length of 1.8m.

The proposal will create 4 new bedrooms at the property and in accordance with design guidance the intensification in use of the property is seen as an effective use of the site. From the front the small increase to the length of roof will be readily visible, along with the alterations to the front dormer and

proposed roof lights. The minor alterations to the front of the property are subservient to the dwelling and are acceptable. To the rear the alterations are more substantial, however, as the eaves line to the first floor extension and barn-end eaves match that of the eastern elevation, and the extension to the ridge length is only minimal, they are still deemed subservient to the existing dwelling. The scale of the extensions are proportional when compared to the dwelling.

It has been proposed to construct the extensions from materials which match those on site and the style of the proposal it thought to integrate well with the host dwelling.

Having regard to the design and visual amenity, the proposal is not deemed to adversely impact the existing house in accordance with DDM1 and DDM4 of the Arun Local Plan and the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

The proposal has included new first floor fenestration to the south and north elevations. To the south there will be views over the public domain, to the north the outlook is over grassland. Therefore, no views which could cause a loss of privacy to adjoining properties will be created.

The extension is thought to make effective use of the land as there will be no footprint increase when compared to the large gain of habitable space. The space about the building will be maintained. There are significant gaps between buildings and therefore the 45-degree rule is not relevant in this instance. The proposed extension is located to the centre of the site and will not have any overbearing or overshadowing effects on neighbouring properties.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy DDM4 of the Arun Local Plan and Part M of the Arun Design Guide.

SUMMARY

The proposed development is deemed to accord with the relevant development 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

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 Liabie 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 ;

- 21/4798/2 Location and Block Plan
- 21/4798/6 Proposed
- 21/4798/7 Proposed
- 21/4798/8 Proposed

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.