

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

REF NO: K/16/26/HH

LOCATION: 46 Golden Avenue
East Preston
BN16 1QX

PROPOSAL: Single storey side and rear extension and alterations to fenestration, following the demolition of existing side porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Kingston Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high ground water.
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 and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site comprises a detached two-storey dwelling. Planning permission is sought for a single-storey side and rear extension, together with alterations to the existing fenestration.

The side extension would be constructed partly over the footprint of the existing side porch and would adjoin the proposed rear extension. The rear extension would in turn connect to the existing rear projection, currently used as a sunroom, creating a wraparound addition. The rear extension would measure approximately 8.2m in width and, when read alongside the existing rear projection, would result in a combined width of approximately 12.4m. It would project approximately 4.2m from the rear elevation, aligning with the existing rear projection. The side extension would infill the area between the existing side porch and the side elevation of the dwelling, measuring approximately 1.1m in width, and would extend rearwards to achieve an overall depth of approximately 8.6m. Both extensions would feature the same roof form, with a maximum height of approximately 2.9m. The use of matching brickwork would ensure the extensions integrate well with the host dwelling, in accordance with the Arun Design Guide (ADG).

The proposed fenestration would comprise a patio door and two sash windows within the northern side elevation, together with patio doors and a three-pane window within the western rear elevation. A single rooflight would be installed within the flat roof section. The existing sliding doors within the rear projection would be replaced with patio doors of a similar appearance. The proposed fenestration would be visually consistent with the existing dwelling and would provide a cohesive appearance.

The side extension would be visible within the street scene; however, its visual impact would be comparable to that of the existing side porch. It would remain set back from the principal elevation of the dwelling and would appear subordinate to the host dwelling, in accordance with the ADG.

Whilst the rear extension would exceed the ADG's recommended depth of 3.3m for rear projections, it would be located to the rear of the property and would continue the established built form of the dwelling. Furthermore, it would be finished in matching materials and would remain subordinate in scale and appearance. Given its rearward location, the extension would not be readily visible from the public realm and would not result in harm to the character or appearance of either the host dwelling or the surrounding area.

Overall, the proposal would not result in harm to the character or appearance of the host dwelling, the street scene, or the wider area, and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The proposal would be set in approximately 4m from the southern side boundary and 2m from the northern side boundary. Due to its single-storey form, flat roof design and sufficient separation distances, the development would not result in any overbearing or overshadowing impacts to neighbouring occupiers.

The rear-facing windows would remain in broadly the same locations as the existing arrangement and, being at ground-floor level, would not create any additional overlooking opportunities or loss of privacy. The northern side elevation would retain the same number of openings, albeit in slightly amended positions, while the rear-most window would be removed to facilitate the extension. Consequently, the proposed fenestration would not result in harmful overlooking.

Overall, the proposal would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1, D DM4 and the ADG.

SUMMARY

The development is in accordance with relevant development plan policies and 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 drawings:

- Location and Block Plan Rev B
- Proposed Floor and Roof Plan
- Proposed Elevation Plans

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 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).

- 4 **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 National Planning Policy Framework.