

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

REF NO: AL/101/24/HH

LOCATION: The Bungalow
Nyton Road
Westergate
PO20 3UQ

PROPOSAL: Single storey front porch and rear extension, conversion of integral garage to habitable use, extension to detached garage and alterations to fenestration/openings.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AL/86/90	Extension and detached Garage	ApproveConditionally 08-10-90
AL/12/84	Remove Existing Shed And Replace With New Shed For Domestic Use	ApproveConditionally 29-02-84
AL/35/75	Additional Bathroom And Bedroom Extension	Approve 23-04-75

REPRESENTATIONS

Aldingbourne Parish Council - No objection.

No representations from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Drainage Engineer- Objection.

Further information is required to demonstrate how the existing site drains surface water and evidence of

a viable surface water drainage design is required.

Comments noted.

POLICY CONTEXT

Flood Zone 2.
Area of Character.
Within Built Up Area Boundary.
Within an area with potentially high groundwater levels.

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)
HERDM4	HER DM4 Areas of Character
WDM2	W DM2 Flood Risk

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 is a detached dwelling at the corner of Nyton Road. The application seeks a single storey front porch and rear extension, conversion of integral garage to habitable use, extension to detached garage and alterations to fenestration/openings.

The front extension is a small-scale extension that would replace an existing 1.8m by 1.7m front porch. The proposed front extension would measure 3.3m in width by 1.7m in depth and would be a minor alteration to the front elevation of the dwelling. Given the scale of works proposed and that the extension would be a replacement of an existing structure, the proposed porch would not result in any harm to the character of the dwelling or surrounding area. This extension would have a flat roof design with a skylight and the proposed materials would match the existing dwelling.

It is stated in the Arun Design Guide (ADG) that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. Front extensions should be no deeper than 1.5m. Whilst it is noted that the front porch would exceed the guidance, with a depth of 1.7m, it is noted that the difference would be minimal, and given the curved nature of the porch, the depth is acceptable in this instance. Furthermore, the street scene of Nyton Road is varied in nature and therefore the replacement porch is acceptable.

The alterations proposed to the rear extension and integral garage are mostly internal alterations and alterations to fenestrations, such that these works can be achieved under Permitted Development. The proposed rear extension would have a depth of 2.47m and a width of 1.4m, infilling part of the recessed

area of the rear elevation of the dwelling. Given the scale and siting of this element, the rear extension would not result in any harm to the character of the host dwelling.

The existing detached garage is sited to the north west corner of the site and currently features a part corrugated steel storage area (to be demolished) and part walled area. The proposed extension to the detached garage would result in a reduced footprint when compared to the existing porch and adjoining storage unit, and the extension would measure 3.8m in width by 5m in depth, resulting in a total width of the garage of 7.5m. The garage extension would include a crown roof design, matching that of the existing garage. The proposed materials would match those of the existing dwelling. The detached garage with its extension would be sited at close proximity to boundary of the property such that the walls of the garage would be utilised as a boundary fence wall, however this is an extension of the current arrangement and as such, is acceptable.

The extensions would be modest in size with limited viewpoints from the wider area. As such, the proposal would not result in harm to the character of the area and therefore is in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP) and the Arun Design Guide.

RESIDENTIAL AMENITY

The porch would replace an existing structure, set in from the boundaries of the application site. Given the spacing between the front porch and neighbouring properties and the size and scale of the porch, the porch would not result in any overbearing or overshadowing effects to neighbouring properties.

The proposed rear extension would be single storey and located at close proximity to the boundary of the property. The existing garden wall would be demolished to allow for the construction of new cavity walls such that the walls of the rear extension would form a boundary wall, however, it is noted that this is an existing arrangement and the proposal would be acceptable in this instance. The extension would not result in any overbearing or overshadowing effects due to the presence of a high fence line.

The proposed extensions are single storey and therefore there would be limited overlooking potential.

Multiple alterations are proposed to the fenestration of the existing dwelling. Giving the siting, the fenestration changes proposed to the front (south) elevation would not result in any overlooking effects. No additional fenestration is proposed to the north (rear) elevation. The garage door to the north elevation of the detached garage would be removed and replaced with new garage door to the south elevation of the extended detached garage.

The proposal is in accordance with policies D DM1 and D DM4 of the ALP in that it would not result in unacceptable adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

HERITAGE

Paragraph 209 of the NPPF outlines that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale or any harm or loss and the significance of the heritage asset.

With the exception of the proposed porch, the proposed extensions and alterations are located to the rear of the site, and as such would not be visible from the street scene (Nyton Road), and would not result in harm to the Area of Character. The front porch would be visible from the streetscene, however given the size and scale of the porch, it would not result in harm to the character or appearance of the property, or the locality, and is acceptable. The porch would be set a sufficient distance away from the road (approx. 18m), and would have a very limited impact on the composition of street or the appearance of the Area of Character. The materials proposed would match the existing, and as such would help to

ensure there is no harm to the character and heritage of the area.

The development would not result in harm to the significance of the non-designated heritage asset and would preserve the appearance of the Area of Character in accordance with policy HER DM3 of the Arun Local Plan.

FLOOD RISK

The site is wholly located within Flood Zone 2. Part of the front of the site is also located within Flood Zone 3. The management of surface water drainage is of significance to reduce flood risk in the locality. It is noted that the Drainage Engineers raised an objection to the proposed development.

The proposed porch and single storey rear extension are of a similar size and scale to extensions which could be constructed under Permitted Development. In addition, it is noted that the proposed extension to the existing garage would result in a reduction in footprint of the existing structure, removing the large steel outbuilding structure and replacing it with a smaller extension to the existing garage.

For the reasons outlined above, the proposed development would not increase the chances of flooding elsewhere in the District and the proposal is therefore in accordance with policy W DM2 of the Arun Local Plan.

SUMMARY

The proposed 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

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 and documents:

Biodiversity Enhancement Statement.

Proposed Ground Floor Plan 002.

Existing and Proposed North Elevations 003.

Existing and Proposed South Elevations.

Existing and Proposed East and West Elevations 005.

Proposed Plan at Roof Level 007.

Location and site plan 008 (received - 18/11/2024)

Existing and Proposed North Elevations Before Fence Removed 009.

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

3 The materials and finishes of the external walls and roof of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

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.

5 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.