

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

REF NO: AL/120/12/

LOCATION: 28 Meadow Way
Westergate

PROPOSAL: Proposed extension to garage to provide family room together with front and rear dormers to playroom over garage and front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 396 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat. Change in ground levels of approximately 500mm at rear.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front. 1.8 metre high fencing to side and rear boundaries.
SITE CHARACTERISTICS	Semi-detached, two storey modern chalet bungalow constructed from brick with concrete tiled, pitch roof. Flat roof dormer to rear and side integral garage.
CHARACTER OF LOCALITY	Residential road of modern, semi-detached chalet bungalows.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Comments awaited.

Comments on Representations received:

Awaited.

CONSULTATIONS

Southern Water Planning
Engineers (Fluvial Flooding)

Consultations responses received:

Drainage Engineers: Please apply condition ENGD2A. Any SUDs or soakaway design must include adequate groundwater monitoring data to determine the height winter ground water table in support of the design. The extent of monitoring shall be discussed with Arun DC

Engineers.

Southern Water: We request that should this application receive planning approval, the following informative is attached to the consent: A formal application for connection to the public sewerage system is required in order to service this development.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site is located within the built-up area boundary where the principle of new development is acceptable, subject to the impact on visual and residential amenity.

DESIGN AND VISUAL AMENITY

The application property is a modern, semi-detached chalet bungalow with side integral garage.

The surrounding area is characterised by properties of identical character and appearance.

The proposed front porch would be sited on the front elevation of the dwelling under a hip roof, 4.6 metres in height and 3.1 metres in width. The roofline would project half way up the roof of the bungalow and would be faced in matching tiles. The elevations would be constructed in facing brickwork to match the host property. The porch extension is visually subservient and would maintain the established character of the streetscene and surrounding area.

To the rear, it is proposed to construct a single storey extension with store. The proposed rear extensions would abut the side boundary adjoining no. no.29 and would have a combined depth of 6.2 metres. The rear extension would measure 2.7 metres in height under a dummy pitch roof and the proposed rear store would measure 2.2 metres in height with a flat roof. Both extensions are relatively modest in scale and height, and visually subordinate to the host dwelling.

A flat roof rear dormer window is proposed on the rear roofslope. Although larger than the existing flat roof rear dormer, it would be positioned above eaves height, in line with the ridge of the side integral garage. The dormer cheeks would be faced in tile hanging. On balance, it is considered acceptable in design terms.

RESIDENTIAL AMENITY

The rear extensions would abut the common boundary to the adjoining link detached bungalow at no. 29, to the north. The side extension and store are modest in scale and height, such that there would be no overbearing or dominant impact on the rear garden of the neighbour. Further, the extensions would not create a loss of daylight to the neighbouring property. The front porch would have no adverse impact on residential amenity. The rear dormer would overlook the rear garden of the application property and those of nos 27 and 29. The level of overlooking is considered to be no worse than from the existing rear facing dormer window.

DRAINAGE

The Council's Drainage Engineers have advised that any SUDs or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design.

SUMMARY

In summary, it is therefore recommended that consent is granted, subject to the following conditions.

HUMAN RIGHTS ACT

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 to 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 (Neutral) 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).

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 : drawing 3 existing ground floor, drawing 5 existing first floor, drawing 2 block plan and existing elevations, drawing 4 proposed ground floor plan, drawing 6 proposed first floor, drawing 1 proposed elevations, received on 2 January 2013.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details, and retained as such thereafter.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 4 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 GEN7 and DEV19 of the Arun District Local Plan.

- 5 INFORMATIVE: The applicant is advised that infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests and design must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 30% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

- 6 INFORMATIVE: The applicant is advised that a formal connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688) www.southernwater.co.uk.

- 7 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2, GEN9, DEV19

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 8 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.