

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

REF NO: AL/54/22/HH

LOCATION: Dove Cottage
Nyton Road
Westergate
PO20 3UN

PROPOSAL: Creation of first floor with 2 x rear dormers with juliet balconies and 3 x front rooflights, erection of single storey rear extension, summer house to rear, installation of car port to front and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a first floor which will involve raising the height of the property. There will also be a rear extension with 2 dormers and Juliet balconies. To the front, a pitched roof car port will be constructed. A detached summerhouse is proposed to the rear garden.

REPRESENTATIONS

Aldingbourne Parish Council provided no objection although note the rooflights may contravene the dark skies policy.

No representation received from nearby occupiers.

Comments noted. EH10 is not relevant in this case. Whilst there would be rooflights, the property is in existence and the lighting would not be additional to that which is already occurring at the property.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC DRAINAGE: Apply standard surface water drainage condition.

POLICY CONTEXT

Built up area boundary
Lidsey Treatment Catchment

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&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**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Aldingbourne has a made Neighbourhood Plan with policy EH1 of relevance to the application. The proposal complies being located with the BUAB.

DESIGN AND VISUAL AMENITY

The proposal seeks extensive changes to the property which result in a change to its appearance. The dwelling is a hipped roof bungalow, and a first floor is proposed which would result in an increase to the ridge height by around 2.5m. The neighbouring dwellings to the east are two storeys and as such the increase to the height is acceptable.

Due to the scale of the changes the development is not subservient in conflict with D DM4 (b) however it appears well integrated and with the dwelling set back from Nyton Road along a private access road, wider views are largely restricted.

The dwelling is set further forward than the two neighbouring dwellings to the east and a further extension is proposed to form a car port with a depth of 5m. The roof will be hipped to match existing, and it will be open to the side elevations. This does add bulk due to its siting, however with a fence to help screen views and due to the layout of the properties, it will not result in adverse harm to the appearance of the property.

The extension proposed infills the rear and is well integrated. The dormers are large although appear in scale upon the roof slope and are not visible located to the rear of the site.

Render will be added to part of the front elevation with slate roof tiles. Cladding is proposed to the rear dormers. The materials differ from the properties to the east although there are some contemporary examples to Nyton Road and to the west at 'Jacaranda' and the materials are acceptable.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form'. 'The scale, massing and positioning of extensions should be visually subservient to the existing property'. 'Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience'. Due to the scale of the changes, it is not subservient to the main dwelling, and it does not comply with the Design Guide. The front extension exceeds the stated amount in the Design Guide.

A summerhouse is proposed. This is not visible from the wider area. It is large however sits comfortably to the rear of the garden retaining 1.3-3.5m to the boundaries and is appropriate in design and scale.

Whilst the dwelling will alter in appearance, it will not result in adverse harm upon the appearance or character of the area in which a refusal is justified and is in accordance with D DM1 (1) and D DM4 (a, d, e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will add bulk to the rear with a large infill extension. There is an existing projection to the western side and this building line will be extended across the full rear, with a depth of around 6m. A conservatory will be removed and re-sited to the rear. This has a depth of 3.8m.

The roof will be extended to incorporate the extension and does increase in height although has a barn hip, sloping away from the boundary. The two dormers are large, extending from the eaves to a height of 4.2m, with a length of 4m.

Whilst the extension and dormers add bulk to the rear, it does not extend beyond the two-storey building line of the neighbour to the east at 'Lynton' nor its rear elevation which has a long single storey extension and as such will not result in significant overbearing or overshadowing impacts. There is one side facing window to 'Lynton' which is likely to be impacted due to the extension although harm is not significant due to its location. To the west, the neighbour is further south and will not be subject to harm by the development. Over 40m is retained to the rear boundary.

The car port to the front will increase in depth by around 5m. This will have a hipped roof to match the existing with eaves to around 2.5m and a ridge height to 4.4m. This will give rise to some overbearing and overshadowing as it will intersect a 45-degree angle when looking from the front facing windows of the neighbour to the east, however the harm is not significant. The existing property already interests a 45-degree angle and with a large front garden and with the car port open it allows views through the structure.

There will be minor alterations to the ground floor fenestration although being at ground floor level would not result in adverse overlooking. To the first floor there will be 2 windows to both side elevations. These are shown as obscured glazed on the plan which will ensure no adverse views are achievable. To the rear there will be Juliet balconies to both dormers. This will provide additional views as there is not currently a first floor at the property however views over the neighbouring garden to the east will be largely restricted due to the siting of the property and its rear extension. No adverse views are available to the west due to the siting of the properties and with 42m retained to the rear there is no harm upon this elevation.

The summerhouse will have eaves to 2.6m and a ridge height to 4m. This roof slopes away from the boundary. The property to the rear of the host site is set back from the boundary located within a new estate with green space between providing separation and as such the summerhouse will not result in adverse harm upon surrounding occupiers.

Whilst the development is large, due to the design and siting, it will not result in adverse overbearing, overshadowing or overlooking in accordance with D DM1 (3) and D DM4 (c) of the Arun Local Plan.

SUMMARY

The proposal complies 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 CIL Liable 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
 - Site and Location Plan - 01 A
 - Proposed North and East Elevation - 05 A
 - Proposed South and West Elevation - 06 A
 - Proposed Floor Plan - 04 B
 - Proposed Summerhouse Plans -07
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 The first floor windows on the west and east elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reasons In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun Local Plan.

- 5 INFORMATIVE: 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 infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 6 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.