

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

REF NO: AL/83/25/HH

LOCATION: The Coach House
Norton Lane
Norton
PO20 3NH

PROPOSAL: Erection of a garden room. (This application may affect the character and appearance of the Norton Lane, Norton Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AL/139/16/HH	Hip to gable roof extension with chimney and dormer, single storey extension and entrance link. This application affects the character and appearance of the Norton Lane, Norton, Conservation Area. This application also affects the setting of a Listed Building.	ApproveConditionally 03-04-17
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REPRESENTATIONS

Aldingbourne Parish Council - No objection.

Arun Conservation Area Advisory Panel - No objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Drainage Engineers - Objection on the basis of;

- Insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development.
- No surface water drainage runoff destination has been suggested. No evidence of any existing or proposed surface water drainage systems has been presented for review.
- The drainage statement has not proposed any interception features.

POLICY CONTEXT

Outside Built-Up Area.
 Conservation Area.
 Lidsey Treatment Catchment Area.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

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 large plot containing a detached dwelling and existing outbuilding along Norton Lane. This application seeks planning permission for a detached garden room outbuilding. The garden room would be sited towards the south east corner of the garden and would not be visible from the street scene.

The garden room would measure 7m wide, 3.9m deep and 2.5m high. The roof would overhang the front elevation featuring bi-fold doors and there is 1 No. window proposed on the side (south) elevation. The walls would be constructed of hardie board cladding and fenestration would be aluminium. The garden room would have a EDPM flat roof. Due to the siting of the garden room, it would have minimal impact on the visual amenity of the property and it would not be incongruous or prominent within the street scene, given the existing boundary treatment and mature vegetation along the site boundary.

A condition has been attached to the permission stating that the garden room must remain as an ancillary to the host dwelling, so that it cannot be used as a separate unit of accommodation.

The proposed garden room would not appear as an overdevelopment of the site. The proposal is in accordance with policy D DM1 of the Arun Local Plan (ALP).

NEIGHBOURING RESIDENTIAL AMENITY

The garden room would be sited to the south-east corner of the garden and would be screened by high level boundary treatment and mature vegetation. The outbuilding would be set in approximately 0.5m from the boundary with Yew Trees to the east. Due to the siting of the garden room, the height and flat roof form of the outbuilding and the spacing maintained between the outbuilding and the neighbour to the east, the proposed outbuilding would not result in overbearing or overshadowing impacts to this neighbour.

The garden room features bi-fold doors within the front elevation and 1 No. window within the side (south) elevation. The fenestration overlooks the private garden and does not result in any overlooking impact or loss of privacy on the neighbouring dwellings.

The proposed garden room is in accordance with policy D DM1 of the ALP in that it would not result in adverse overshadowing, overlooking or overbearing effects on neighbouring properties.

HERITAGE

The site is located within the Norton Lane Conservation Area and Grade II listed Norton Farmhouse is within the immediate vicinity. The Norton Lane Conservation Area is defined by its semi-rural character with materials such as brick and flint being prevalent in the street-scene. Although generally street fronted, there is an informality of layout with some of the larger buildings being set well back in their own extensive grounds.

Policy HER SP1 of the ALP advises that designated heritage assets, including listed buildings and Conservation Areas, and their settings, will be given the highest level of protection, and should be conserved and enhanced in a manner appropriate to their significance. Policy HER DM3 requires that proposals preserve or enhance the character and appearance of Conservation Areas.

Paragraph 207 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 212 outlines that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The proposed garden room would be sited with the garden of The Coach House and would not be visible from the street scene due to the boundary treatment and siting of the dwelling amongst its neighbours, and it would not result in harm to the significance of the listed building or the conservation area.

The proposals will have a neutral impact on the significance of the listed building and conservation area in accordance with policies HER DM2 and HER DM3 of the ALP and the NPPF.

LIDSEY TREATMENT CATCHMENT AREA

The application site is located within the Lidsey Treatment Catchment Area where the management of surface water drainage is a consideration in reducing flood risk in the locality. The proposed garden room would result in increased floor area. The applicant provided a Lidsey Drainage Impact Statement, however it does not describe how the development will address surface water drainage. The Council's drainage engineers were consulted on this application and provided an objection on the basis of insufficient information to evidence that flood risk will not be increased as a result of the proposed development. An informative is attached to the planning consent outlining appropriate drainage interception features for the scale of the development.

Given that the impact of the proposal on drainage is similar to that which could be achieved under permitted development and the outbuilding would extend over an area which currently partly comprises hardstanding, a refusal on drainage grounds would not be reasonable in this instance. The proposals would not increase flood risk elsewhere, in accordance with policies W DM1 and W DM3 of the ALP.

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

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:

Location Plan.
Existing and Proposed Site Plan.
Proposed Plan and Elevations.

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 HER DM3.

- 3 The outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of The Coach House as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 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.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 INFORMATIVE: The applicant is advised that drainage interception features are to be provided where possible to make a positive contribution to reduce surface water. In recognition that the National Planning Policy Framework states that SuDS should be proportionate to the nature and scale of the proposal, the following interception features can demonstrate compliance without further detailed assessment:
- Infiltration features designed to meet extreme rainfall standards.
 - Water butts or other means of reuse that are not designed for regular daily demand attached to all new downpipes.
 - Raingardens and bioretention features attached to all new downpipes.
 - Permeable surfacing.
- 6 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.