

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

REF NO: A/218/21/HH

LOCATION: 3 Ham Manor Farm Cottages
West Drive
Angmering
BN16 4JF

PROPOSAL: Erection of part single, part two storey side extension, single storey rear extension and installation of front canopy

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above. The proposal includes a single storey front/side extension with mono-pitched roof (1.2m deep, 6.3m wide, 3.5m ridge height), a two storey side extension with hipped roof form (6.5m deep, 2.6m wide, 7.8m ridge height), and a single storey rear extension with a flat roof (4m deep, 8.3m wide and height of 3m). The extensions would be constructed of facing brickwork elevations, tiled roofs, and white UPVC casement windows to match the existing house.

REPRESENTATIONS

Angmering Parish Council -
No objection.

No other representations were received.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Tree Officer -
No objection.

Cypress hedge along southern boundary of site of low quality (Category C) and of little or no visual amenity value to the area. No objection to its removal. However, this is a third party hedge so consent from its owners will be required for any works/removal.

Archaeology Officer -
No objection.

It is unlikely that works associated with the proposal would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

POLICY CONTEXT

Designation applicable to site:
 Countryside
 Archaeological Notification Area
 CIL Zone 3

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

SDSP2	SD SP2 Built-up Area Boundary
CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
QESP1	QE SP1 Quality of the Environment
ENVDM4	ENV DM4 Protection of trees
ENVSP1	ENV SP1 Natural Environment
WDM3	W DM3 Sustainable Urban Drainage Systems
HERDM6	HER DM6 Sites of Archaeological Interest
HERSP1	HER SP1 The Historic Environment

Angmering Neighbourhood Plan 2014 POLICY EH3 Flood Prevention

Angmering Neighbourhood Plan 2014 POLICY HD1 Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
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

SITE & SURROUNDS:

The application site consists of a two storey semi-detached property, of plain and white-painted brickwork elevations, tiled hipped and Dutch gable end roof feature, and white UPVC framed casement windows. The dwelling forms a pair with no. 4 Ham Manor Farm Cottages. To the south is Ham Manor Barn. The property is situated in the south west corner of West Drive, within a wider private residential estate.

PRINCIPLE:

The site is located outside the Built-Up Area Boundary (BUAB), within the designated Countryside. Policy SD SP2 of the Arun Local Plan (ALP) states that new development should be focussed within the

BUABs. Policy C SP1 states that development will only be permitted in the Countryside, in certain circumstances. Policy HD1 of the Angmering Neighbourhood Plan (ANP) states that development should be focused within the Built-Up Area Boundary.

Whilst the site is within the designated Countryside, outside the BUAB, it is within an established residential private estate of numerous properties and the nature of proposals (extensions) is considered acceptable in principle in this location, subject to accordance with other Development Plan policies.

VISUAL AMENITY:

Policy D SP1 of the Arun Local Plan (ALP) states development should seek to make efficient use of land but reflect the characteristics of the site and local area. ALP policy D DM1 looks at aspects of design quality, including; character, appearance, density, scale, innovation, adaptability, residential amenity impact, trees and crime prevention. Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. This includes that (a) the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials (b) the extension or alteration is visually subservient to the main building and (d) in streets characterised by relatively small gaps at first floor level between buildings, any extension or alteration at first floor level does not come to within a minimum of one metre of the side boundary.

Arun District Council Design Guide SPD (2021) provides detailed design guidance for developments in the District. According to Part M, front and side extensions should; not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect space between buildings. At first floor level extensions should not be visually intrusive.

Policy HD4 of the Angmering Neighbourhood Plan (ANP) states that "Developments, extensions and renovations requiring planning permission that, by virtue of their materials, are clearly inharmonious with the immediate surrounding area will generally be refused". ANP policy HD5 states "New developments must properly demonstrate how they have considered the impact of the proposed built form on their surroundings." ANP policy HD6 states "Proposals for new development should demonstrate high quality design, reflect local distinctiveness, and seek to incorporate local design features evident in buildings in the surrounding area."

The application property forms part of a semi-detached pair with no.4 Ham Manor Farm Cottages, which itself has been extended with a single storey pitched roof front extension and a two storey side extension (approved in 1998, ref. A/131/98). As such, the proposal would be in keeping with the other property in the pair and would not harm but rather improve the balance and symmetry of the properties in this pair.

The proposed front extension would be modest in depth and would not project forward of and would align with the front building line of the property's Dutch gable end. The two storey side extension would be located less than 1m from the side boundary. However, the street is not characterised by relatively small gaps at first floor level between buildings, and due to the positioning of the building Ham Manor Barn to the south and the gap created by its garden, appropriate gaps and spaces would be maintained between buildings. The front, side and rear extensions would all appear visually subservient in scale to the host dwelling. The hipped roof form of the two storey side extension would reflect the existing hipped roof form of the main house. The flat roof rear extension would not reflect the roof forms in evidence on the existing house but it would be located at the rear and thus less readily visible with no impact on the street scene. The proposed materials and finishes of the extensions would sympathetically relate to and integrate with the main building and the area.

In conclusion, the proposals would have an acceptable visual impact on the appearance of the property

and the visual amenity and character of the area, in accordance with the NPPF, policies D SP1, D DM1 and D DM4 of the Arun Local Plan, policies HD4, HD5 and HD6 of the Angmering Neighbourhood Plan, and the ADC Design SPD.

RESIDENTIAL AMENITY:

Policy D DM1 of the ALP states new development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance. Policy D DM4 requires that (c) the extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. Policy QE SP1 states the Council requires development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity.

The ADC Design SPD includes detailed guidance on the protection of residential amenity, including setting out the required separation distances between habitable rooms to ensure privacy (Section H.04) and measures to maintain privacy (Section J.02).

The proposed front extension, due to its siting and scale, would have no impact on the residential amenity of neighbours. The 2 storey side extension would be close to the boundary with Ham Manor Barn to the south, but due to that property's siting well away from the boundary and the intervening garden in between, the side extension would have no significant impact on the outlook or light levels to these neighbouring occupants. No first floor side facing windows are proposed to the side extension so there would be no overlooking into this neighbouring garden. The proposed rear extension would project along the side boundary with no. 4 Ham Manor Farm Cottages. That property has an existing rear conservatory extension which projects around the same depth of the proposed new rear extension at the application property. Given this, and the depth and height of the proposed rear extension, it is concluded it would not significantly impact outlook or light levels to this neighbouring property. The new front and rear windows to the extensions would be at sufficient separation distances to not result in any increased or harmful overlooking towards properties at the front (1 & 2 Ham Manor Farm Cottages) or premises at the rear.

In conclusion, the proposals would have an acceptable impact on neighbouring residential amenity, in accordance with the NPPF, policies D DM1, D DM4 and QE SP1 of the Arun Local Plan, and the ADC Design SPD.

TREES:

ALP policy ENV DM4 seeks to protect trees with TPOs, identified as Ancient Woodland, in Conservation Areas, or that contribute to local amenity.

Policy HD6 of the ANP states "Layouts must retain important trees and hedgerows. The planting of new trees and shrubs of similar species to those already evident in the immediate surroundings shall be encouraged".

The proposed side extension would run very close to the southern boundary of the site, which consists an established Cypress hedge. The Proposed Block Plan shows the intention is to retain this hedge. The hedge is understood to be third party, owned by the owners of Manor Farm Barn. The Council's Tree Officer has been consulted on the proposal and confirmed the following (summarised):

The Cypress hedge along southern boundary of site of low quality (Category C) and of little or no visual amenity value to the area. There is no objection to its removal on this basis.

The proximity of the proposed construction (extension of southern flank) is likely to demand pruning back of foliage and interference with roots irrespective of the foundation type employed. A screw-pile and beam method is perhaps the least invasive although aside from preserving soil structure (avoiding damage to structurally important roots) one must also consider the anaerobic conditions arising and likely harm to ongoing vitality.

Given the hedge is understood to be third party, communication between both parties to find a mutually acceptable outcome is encouraged.

In conclusion, works or removal of the hedge is not objected to in visual amenity terms and the proposals would comply with policy ENV DM4 of the Arun Local Plan and policy HD6 of the Angmering Neighbourhood Plan. However, as it is understood to be a third party hedge, consent from its owners will be required for any works/removal. An informative will be added to the decision accordingly. In addition, a planning condition will be used to ensure that if the hedge were to be removed/die etc. as a result of the development, that a replacement suitable boundary treatment to a minimum height of 1.7m (and a maximum height of 2m) to avoid loss of privacy to the occupants of Ham Manor Barn must be installed.

DRAINAGE:

Arun Local Plan policy W DM3 states that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage (SUDs) systems. The ADC Design Guide SPD (Section K.04) requires that development incorporate Sustainable Drainage Systems (SUDs) and flood risk mitigation. Policy EH3 of the Angmering Neighbourhood Plan states that "Development at risk from flooding should incorporate a sustainable urban drainage system unless it is demonstrated that an alternative drainage system is appropriate".

The extension footprints would cover areas which are currently mainly paved with drainage gaps (semi-permeable). As such, the proposals would result in some increase to impermeable surfaces on site. No SUDs have been proposed. A planning condition is therefore recommended to require the installation of SUDs measure/s prior to occupation of the new development to ensure that SUDs are incorporated and surface water drainage is improved, in accordance with policy W DM3 of the Arun Local Plan and policy EH3 of the Angmering Neighbourhood Plan.

HERITAGE:

Policy HER DM6 of the Arun Local Plan states that "where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites."

The site is located within an Archaeological Notification Area. The Council's Archaeology advisor has been consulted and confirmed that they have no objection to the proposals, since given their nature, it is unlikely that works associated with the proposal would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

SUMMARY:

The proposed development is deemed to accord with the relevant Development Plan policies and as such 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) if it would result in over 100sqm of additional floorspace.

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:

- Proposed Plans, Elevations, Roof Plan and Site Block Plan (drawing no. 1319.02.c)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 3 The materials and finishes of the external walls, roofs and window/door frames of the extensions hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of visual amenity in accordance with policies D SP1, D DM1 and D DM4 of the Arun Local Plan.

- 4 In the event that the Cypress hedge on the southern boundary of the application site is removed and/or does not thrive during or post the development hereby approved, then a suitable replacement boundary treatment with a minimum height of 1.7m will be installed along this section of the southern boundary within 3 months.

Reason: To avoid the neighbouring property and its garden becoming unduly exposed to intrusive views and overlooking, and in the interests of residential amenity in accordance with policies D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 5 Prior to occupation of the extensions hereby approved, Sustainable Urban Drainage (SUDs) measures (e.g. soakaway, fully permeable paving, rainwater harvesting) should be installed within the application site. All measures must accord with Building Regulations. The SUDs measure/s should be permanently retained in working order thereafter.

Reason: To ensure Sustainable Urban Drainage measures are incorporated into the scheme and surface water drainage is improved, in accordance with policy W DM3 of the Arun Local Plan and policy EH3 of the Angmering Neighbourhood Plan.

- 6 INFORMATIVE: The applicant is reminded that they will require formal consent from the third party owners of the adjacent hedge on the southern boundary of the application in order to undertake any works to it or its removal.

- 7 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.