

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

REF NO: BN/34/15/HH

LOCATION: Ravenhurst
Church Lane
Barnham

PROPOSAL: Two storey side extension & front porch alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

As above.

The proposed two storey side extension would project flush from the side of the existing main building and have a gable end roof to match the existing house. The porch extension would extend the existing open porch overhang forward to be in line with the front wall and enclose the existing porch area to become internal floor space.

SITE AREA

0.18 hectares

RESIDENTIAL DEVELOPMENT DENSITY (NET) N/A

TOPOGRAPHY

Predominantly flat on the site itself but steep slope up from road.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Part 3m hedge falling to 1.8m nearer to the west of the site (front) on the north boundary and some trees. 3m hedge to the south side boundary and various trees and shrubs to front boundary.

SITE CHARACTERISTICS

The property is a detached L shaped property with gable end roof and two storey hipped roof and dual gable roof extension rear and partially to north side. The property is red brick to the ground floor and painted render with vertical white painted brick soldier coursing to the upper floor and slate tiled roof. There is a detached garage to rear on the north side of the property with driveway to front and side and front garden. The property also has a large rear garden.

CHARACTER OF LOCALITY

The area has a sparse density of detached

two storey dwellings set back from the road with detached garages and large rear gardens with agricultural uses to the north and south. The area can be characterised as semi-rural residential.

RELEVANT SITE HISTORY

BN/19/09/	Proposed two storey rear extension and garage alterations	ApproveConditionally 07-12-2009
BN/21/10/NMA	Application for a non-material amendment following a grant of planning permission BN/19/09 to set back by 150mm the extension on the rear south east elevation.	Approve 10-09-2010

BN/19/09/PL approved the existing two storey side and rear extension as mentioned in 'site characteristics'.

REPRESENTATIONS

Representations received:

Barnham Parish Council

No objection

Comments on Representations received:

Comments noted.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Fluvial Flooding)

Consultations responses received:

SOUTHERN WATER

Request informatives are added regarding permission being require for connection to the public sewer and to contact Southern Water Directly.

DRAINAGE ENGINEER

The applicant states that surface water will be discharged to the existing surface water system. Soakaways should be investigated for all new roof area, to the following criteria.

Please apply standard conditions ENGD2A.

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 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.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes are also enclosed for information.

Comments on Consultation responses:

Comments noted.

The southern water informative will be added and the drainage condition (although pre-commencement) is considered reasonable as the site falls within the Lidsey Catchment Area and the extension is being built over the driveway which at the moment is a permeable surface.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary
Lidsey Catchment Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	DEV19 GEN2 GEN7	Extensions to existing residential buildings Built-up Area Boundary The Form of New Development
Publication Version of the Local Plan (October 2014):		D DM1 Aspects of Form and Design Quality D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential) SD SP2 Built-Up Area Boundary W DM2 Flood Risk
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES1		Applications for new development must meet the local drainage requirements
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES5		Quality of design
Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES6		Contribution to local character
Barnham & Eastergate Neighbourhood Plan 2014 POLICY GA4		Parking and new development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton.

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

DESIGN

The proposed extension would be acceptable in design and visual amenity terms. It projects flush from the side of the existing house and would have a roof profile to match the existing house exactly. Although, not subservient as it would not be set down from the main roof, it is still considered to be in character with the property as it is detached it is not considered a set down from the main roof is required. The property will retain its appearance as a large detached dwelling and materials and to match existing have been proposed. The window style, brick work and render detailing with soldier coursing is also proposed to respect the character of the main dwelling and street scene overall.

The porch overhang extension and partial porch enclosure are modest additions and would not affect the look of the property significantly, especially as materials to match existing have been proposed.

Materials to match existing will be ensured via condition.

IMPACT ON NEIGHBOUR AMENITY

The neighbouring property of Quince Cottage to the north side (there is no direct neighbouring dwelling to the south) is set well back behind even the existing detached garage and would be over 10m away from the proposed side extension. Upon visiting Quince Cottage it was clear a side extension was also being completed but this was to the south side of the property. However, there were no facing windows in the ground floor side elevation. As such the proposal is not considered to result in any overbearing impact or loss of daylight to neighbouring properties.

The proposal is not considered to result in any potential overlooking as the proposed north facing first floor window will be conditioned to be obscure glazed and fixed shut. It would serve an en-suite bathroom so it is likely the window would be obscure glazed anyway but a condition is still required nonetheless.

PARKING

Barnham Neighbourhood Plan policy GA4 resists developments that would reduce off street parking. The proposal would result in the loss of one parking space, so 5 spaces would remain (7 if you include parking in tandem down the driveway). This is considered acceptable in terms of WSCC requirements for off street parking for a 5 bedroom dwelling.

FLOOD RISK AND DRAINAGE

As the property is within the Lindsey Catchment Area the Council's Drainage Engineer has recommended a pre-commencement which is considered to be reasonable in this instance. This is because the applicant will need to be aware that adequate drainage can be ensured prior to the building of the extension that would not lead to flood risk or building complications during

construction or in the future.

The proposal is not considered to create flood risk should the condition be fully complied with an discharged details implemented in perpetuity on site.

The application is recommended for conditional approval.

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 protect 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 (negative, Neutral or positive) 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 assessment of the proposal is considered to have a neutral impact.

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:

140/01

140/04

140/05

140/06

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 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.

- 4 The windows on the proposed north east elevation of the two storey extension approved shall at all times be glazed with obscured glass and fixed to be permanently non-opening to a height 1.75m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 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 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 GEN7 and GEN9 of the Arun District Council Local Plan. This condition has to be pre-commencement as an adequate drainage plan will need to be implemented whilst the extension is being built to ensure no additional risk of on site flooding and building complications or problems with the extension.

- 6 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel:0330 303 0119) or www.southernwater.co.uk.

Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

- 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.