

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

REF NO: WA/100/21/HH

LOCATION: Southwood Lodge
West Walberton Lane
Walberton
BN18 0QS

PROPOSAL: Hip to gable annexe roof extension, 1 x replacement rear dormer and re-roofing.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Hip to gable annexe roof extension, 1 No. replacement rear dormer and re-roofing.

RELEVANT SITE HISTORY

WA/49/19/HH	Replacement of two flat roofs with pitched roofs and cladding to the upper elevations including juliette balcony to north elevation.	ApproveConditionally 30-07-19
WA/34/05/	Adaptation of existing outbuilding to create annexe for family member.	ApproveConditionally 18-05-05
WA/34/01/	Porch, conservatory extension and roof alterations.	ApproveConditionally 15-06-01

REPRESENTATIONS

Walberton Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers Comments Regarding Surface Water Drainage:

- Due to the scale, location and type of application we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

OFFICER RESPONSE TO CONSULTATION RESPONSES:

Drainage comments added as informative.

POLICY CONTEXT

Outside Built-Up Area.

Lidsey Treatment catchment.

DEVELOPMENT PLAN POLICIES

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

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
CSP1	C SP1 Countryside

[Walberton Neighbourhood Plan Policy 2019-2031](#) Design Guidance
[HP13](#)

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

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside, and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (this development is in accordance with D DM4 and so is also in accordance with C SP1).

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HP13 of the Walberton Neighbourhood Development plan states that where new development would have an effect on the appearance or character of the surrounding area, it is to be of a high quality of design, and must contribute to local character.

Arun has a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. Section M is of specific concern

to this proposal.

DESIGN AND VISUAL AMENITY

The proposed hip to gable roof extension on the annexe has no increase in roof height. Furthermore, the form of the proposed roof extension maintains the same ridge line and pitch of the existing roof. This proposed roof alteration is considered appropriate in terms of scale and form. The proposal also includes re-roofing which will use slate to match and lead. Though Lead is not a matching material it is considered to be a complimentary material choice to the proposed slate. The proposed hip to gable roof extension and re-roofing is considered to be appropriate in terms of scale and visual integration.

The proposed rear dormer replacement is of a substantially larger scale. The proposed replacement dormer is approx. 3.25m in width, approx. 2.5m in depth and approx. 2.4m in height. Though large in scale, the form of the dormer does integrate well into the profile of the roof from north, west and south elevations. The dormer, due to the scale, does not appear subservient to the dwelling when viewing the east elevation. However, the choice of materials and visual design are matching and complimentary of the proposed roof design. Section M of the Arun Design Guide considers roof alterations and dormers, recommending they should be sympathetic by using matching materials, being away from the side of roof edges/verges and non-dominant in scale. In terms of sitting, visual integration and design the proposed dormer is considered appropriate and complimentary. The scale of the proposed dormer is not dominant but not considered subservient, it is acceptable.

The proposed development is considered to be in accordance with D DM1, D DM4(a) of the Arun Local Plan. Additionally, Policy HP13 of the Walberton Neighbourhood Development Plan and section M of the Arun Design guide.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is part of an annexe building detached from the main dwelling on the property. The main property is also a detached dwelling. The proposed annex building is a substantial distance from any neighbouring dwellings and as such, the proposed works have no adverse overbearing, overlooking or overshadowing impacts. The proposed rear dormer, replaces an existing dormer and overlooks vast, open green space. The hip to gable roof extension includes a side window that looks out to the north of the property, this is also deemed to have no adverse impacts on neighbouring amenity due to the sitting of the annexe.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 and Elevations 0049/SK-21.
- Site and Location Plans 0049/SK-31.
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 INFORMATIVE: For the avoidance of doubt permission granted by WA/19/08, condition No.1 remains in force.
- 4 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.
- 5 INFORMATIVE: Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.