

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

REF NO: WA/103/25/HH

LOCATION: Gable House
The Street
Walberton
BN18 0PH

PROPOSAL: Single storey rear extension (this application may affect the character and setting of the Walberton Village Conservation Area).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

WA/98/18/HH	Extension of existing crossover which may affect the character and appearance of the Walberton Conservation Area	ApproveConditionally 04-01-19
WA/65/00/	Proposed two storey extension.	ApproveConditionally 12-12-00

REPRESENTATIONS

Walberton Parish Council - No response received.

Arundel Conservation Area Advisory Panel (CAAC) - No Objection.

No representations were received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers - Objection raised in relation to runoff destination and extreme rainfall and flooding.

Conservation Officer- No Objection.

Comments noted.

POLICY CONTEXT

Built-Up Area Boundary.
 Walberton Village Conservation Area.
 Tree Preservation Order.
 Within an area with potentially high ground water.
 Lidsey Treatment Catchment Area.

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)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
HERDM3	HER DM3 Conservation Areas

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 & VISUAL AMENITY

The application site comprises a detached two storey dwelling located at Gable House, The Street, Aldwick.

The proposed extension would measure approximately 3.5m in depth and 3.3m in width. It would infill the area between the existing rear projection and the main rear elevation, adjoining with the existing rear wall of the dwelling and would not be visible within the street scene. The extension would incorporate a pitched roof to the edges with a flat roof section, measuring a maximum height of approximately 3m, matching the design and roof form of the existing rear extension. The external materials would consist of red brick to match the host dwelling, ensuring the extension integrates visually with the existing dwelling, in accordance with Arun Local Plan (ALP) policy D DM4.

Fenestration within the rear (north) elevation would include bi-folding doors and a horizontal window is also proposed within the side (west) elevation. All new windows would utilise white uPVC frames consistent with those on the host property.

The proposed depth of the rear extension would not strictly comply with the guidance set out in the Arun Design Guide (ADG), which states that single storey rear extensions should not exceed 3.3m in depth. However, the proposed depth would align with the existing rear projection, and similar rear extensions are present on neighbouring properties. In this context, the proposal would not appear visually intrusive or out of character, and the departure from the ADG is acceptable in this instance.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with policies D

DM1 and D DM4 of the ALP and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposed rear extension would be screened from the neighbour to the east by the existing built form, and as such the proposal would not have any adverse impact to the neighbour to the east.

The extension would be set in 1.8m from the western side boundary, and would not extend beyond the existing rear elevation of the neighbour to the west. The scale and siting of the extension would not result in any overshadowing or overbearing impacts to either adjoining property.

Bi-fold doors are proposed on the northern (rear) elevation at ground-floor level. These would provide an outlook over the private amenity space serving the host dwelling, similar to the existing situation, and would not introduce any additional overlooking. A new window is proposed within the western (side) elevation at ground-floor level. The existing rear projection already contains a window in a comparable location, and therefore a replacement of this with a high level window is acceptable. Furthermore, the existing boundary hedge would provide additional screening. As such, the proposed openings would not result in any loss of privacy or unacceptable overlooking to neighbouring properties.

The development would not result in harm to neighbouring amenity, in accordance with policies D DM1 and D DM4 of the ALP and the ADG.

HERITAGE

The site is located within the Walberton Village Conservation Area, an area characterised by its linear form along The Street, where properties are predominantly domestic in nature and front directly onto the road and play an important role in the established historic character of the locality.

Paragraph 207 of the NPPF (2024) requires applicants to describe the significance of heritage assets affected by development. The applicant has submitted a heritage statement, which adequately addresses this requirement.

The Council's Conservation Officer was consulted on this application and has raised no objections to the proposal. The extension would be situated to the rear of the dwelling and would not be visible from the public realm. Its design and appearance would be sympathetic to, and consistent with the host property and the wider conservation area.

Overall, the proposal would not result in harm to the character or appearance of the conservation area and would preserve its significance, in accordance with policy HER DM3 of the Arun Local Plan and the NPPF.

DRAINAGE

The application site lies within Lidsey Wastewater Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk in the locality.

The proposed extension would be modest in scale and would be built over an existing area of hardstanding. As such, it would not result in an increase in impermeable surfaces and would therefore not materially increase the risk of surface water flooding either within the site or in the surrounding area.

It is noted that the Council's Drainage Engineers have raised an objection to the proposal. However, given that the development would not increase impermeable area and for the reasons outlined above, the development would not increase the chances of flooding elsewhere in the district. The proposal is therefore in accordance with policies W DM1 and W DM3 of the ALP.

TREES

A Tree Preservation Order (TPO/WA/4/21) applies to a tree located within the rear garden of the property. The submitted plans do not propose any works to this protected tree, which is positioned approximately 6.5 metres from the proposed extension. In the interests of conserving and enhancing the natural environment, in accordance with the National Planning Policy Framework (NPPF), and to safeguard the amenity value of the protected tree, it is appropriate to impose an informative condition reminding the applicant of the presence and status of the TPO tree within the application site.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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 drawings:

- Location Plan A100
- Block Plan A101
- Proposed Ground Floor Plan A103
- Proposed First Floor Plan A105
- Proposed Roof Plan A107
- Proposed Front and Rear Elevation A201
- Proposed Side Elevation A203
- Existing and Proposed Sections A300

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 D DM4.

3 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).

4 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.

5 INFORMATIVE: Tree Preservation Order (TPO/WA/4/21) applies to a protected tree located within the rear garden of the property. No works to this tree, including pruning, lopping, topping, felling, root disturbance, or any other form of alteration, may be undertaken without the prior written consent of the Local Planning Authority. The applicant is reminded that the approved development must be carried out in a manner that avoids harm to the protected tree and its root protection area.