

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

REF NO: WA/104/21/HH

LOCATION: Woodend Cottage
Copse Lane
Walberton
BN18 0QH

PROPOSAL: Two storey extension on either side, single storey porch extension following demolition of existing conservatory, garage and porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION 2 No. Two storey side extensions, one on the northern elevation and one on the southern elevation and a single storey porch extension following demolition of existing conservatory, garage and porch.

RELEVANT SITE HISTORY

WA/108/05/	Proposed first floor extension & alterations.	ApproveConditionally 07-02-06
WA/108/03/	First floor extension	ApproveConditionally 30-12-03
WA/12/97	Erect two storey extension and single storey extension	ApproveConditionally 13-06-97

REPRESENTATIONS

Walberton Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

The Council's Drainage Engineers:

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated.

Existing and proposed trees (root protection zones) must not conflict with suds features/pipework.

If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

- PCENG2
- INFORMD

OFFICER COMMENTS ON CONSULTATION RESPONSES

Comments noted. Condition and Informatives applied.

POLICY CONTEXT

Built-up area boundary.

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

[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

In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan (2011-2031) ,HP13 of the Walberton Neighbourhood Development Plan and section M of the Arun design guide.

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. In this instance, the proposal complies with policy HP13.

The Arun Design Guide was adopted with Section M relating to householder extensions. The proposal is considered to comply with this in such that the design responds to and complements the existing character and appearance of the dwelling. The scale, material choice and massing is also appropriate.

DESIGN AND VISUAL AMENITY

The proposed northern two storey extension is fairly large in scale, it is approx. 5.8m in depth, approx. 5.2m in width and approx. 6.3m in height. The proposed northern extension makes effective use of the existing plot by building up above the existing garage. The height of the proposed northern extension is deemed appropriate according to section M of the Arun design guide that deems side extensions to be appropriate provided when proposing a ridge height lower than that of the existing roof peak. The proposed height of the northern extension is approx. 0.2m lower than that of the existing peak. Furthermore, the proposed roof matches existing design and pitch.

The proposed northern extension sits close to the northern site boundary (approx. 0.3m). However, the massing of this extension is deemed appropriate in this regard due to the northern neighbour, having an existing garage at the point of close proximity proposed by this extension. It is not considered that this proposed addition will have a significant adverse impact due to its siting within the site. This northern extension will also use some matching and other complimentary materials to those found on the existing property. The scale, siting and design is deemed appropriate and in accordance with policy D DM1, D DM4(a),(b),(e) and section M of the Arun design guide. Whilst the extension is fairly large and visible from the street scene it is considered to be an attractive design, enhancing the visual character of the locality and street scene. It is therefore in accordance with policy D DM4(e).

The proposed southern two storey extension is also fairly large in scale; approx. 11.3m in width from the west elevation, approx. 6.6m in height at its peak and approx. 4.8m in width from the southern elevation. The proposed height matches that of the existing roof height. Applying the Design Guide the addition is not considered subservient to the host dwelling however, due to the detached and large nature of the plot, combined with neighbour dwellings also being of unique design, this is not deemed to be an inappropriate scale.

The proposed roof design for the southern extension matches that of the host dwelling and the proposed northern extension making it visually integrated and complimentary to the host dwelling.

The massing of the proposed southern extension is deemed appropriate, maintaining approx. 1m between the extension and the western boundary. Furthermore, the western boundary treatment maintains a dense mature tree line and the western neighbouring property has a garage located on the other side of this boundary. The proposal albeit fairly large, is not visible from the street and therefore will have no adverse impacts on the general locality. The scale, siting and design of the proposed southern extension is deemed appropriate and in accordance with policy D DM1, D DM4(a),(b),(e) and section M of the Arun Design Guide.

The front porch extension is approx. 2.5m in depth, approx. 3.1m in width and approx. 2.9m in height with a flat roof design. The scale and materials (natural stone cladding) are deemed appropriate and complimentary. This proposed porch is considered subservient to the host dwelling and complimentary within the street scene. It is also deemed visually integrated, appealing and has no adverse impacts on

visual amenity in accordance with policy D DM4(e).

Therefore, all elements of the proposal are considered to comply with D DM1, D DM4(a),(b),(e) of the Arun Local Plan and section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The scale of both the proposed northern and southern extensions are considered fairly large and in relatively close proximity to neighbouring boundaries. However, due to the nature of their massing, mature tree line boundary treatment and the proximity of the neighbouring garages (which further screen the development) the proposals are deemed to have no significant adverse impacts on neighbouring dwellings by way of overbearing or overshadowing.

The proposed northern extension includes two rooflights approx. 2.8m above floor level on the west elevation (rear) and 1 on the east elevation(front). It is considered that these will not result in any overlooking.

The proposed southern extension includes multiple south facing windows and a balcony. Due to the orientation of the windows this is deemed appropriate and will not give rise to any adverse overlooking, a substantial distance greater than 21m to the southern site boundary will be maintained. The balcony wraps around from the southern elevation to the west which could give rise to overlooking into the western neighbouring property's front garden and driveway. However, the western boundary treatment maintains mature trees as visual barriers. The neighbouring front garden is large in scale, and there is also an existing garage at the western boundary which will further obscure any sight lines. Furthermore, the proposed balcony will be screened and thus, is not considered to give rise to adverse overlooking. An appropriately worded condition is proposed to maintain this screening up to 1.7m from floor level and protect the amenities of the neighbouring property.

Therefore all elements of the proposed development are considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

DRAINAGE

The proposed increase of impermeable surface area on the site exceeds that of what is achievable by permitted development. Condition 4 is attached to this approval due to the site being located within the Lidsey Treatment Catchment Area and the significant increase of impermeable surface area proposed. Drainage is a cumulative issue, especially within the Lidsey Treatment Catchment Area and development needs to be monitored and accounted for sufficiently in order to mitigate increases in flood risk.

SUMMARY

The proposed development is an attractive design and deemed to accord with relevant development plan policies, as such it 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 Site Plan C0215-P003A
- Proposed First Floor Plan C0215-P112
- Proposed Ground Floor Plan C0215-P111
- Proposed Roof Plan C0215-P113
- Proposed North Elevation C0215-P211
- Proposed West Elevation C0215-P214
- Proposed South Elevation C0215-P212
- Proposed East Elevation C0215-P213
- Proposed Section A C0215-P215
- Proposed Section B C0215-P216
- Proposed Section C C0215-P217

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 The western elevation of the proposed first floor balcony hereby approved shall at all times be screened with an obscured barrier to a minimum height of 1.7m from the balconies finished floor level. The screening shall be retained in perpetuity.

Reason: For avoidance of adverse impacts on neighbouring properties by way of overlooking, so as to remain in accordance with policies D DM1(3) & D DM4(c) of the Arun Local Plan.

- 4 Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No part of the extended 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 W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

5 INFORMATIVE:

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 BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes (allowance for climate change) 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 storm event plus 40% on stored volumes. 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 regarding surface water drainage are located here [Drainage Planning Consultations | Arun District Council](#) on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

6 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.