

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

REF NO: WA/10/13/

LOCATION: The Meads
Barnham Lane
Walberton

PROPOSAL: Extensions to house

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves a gable ended two-storey extension to the full depth of the side of the existing dwelling measuring approximately 3.9 metres in length by 4.6 metres in depth and 7.1 metres to ridge height. Also proposed is a double gabled rear extension measuring approximately 8 metres in length by 3.6 metres in depth and 6.85 metres to ridge height. A minor porch extension will also be added to the front.
SITE AREA	Approximately 8915 square metres.
TOPOGRAPHY	Sloping gently downwards from south to north.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Approximately 2 metre high hedging to frontage. Other site boundaries are marked by a mixture of approximately 1.2 metre high timber fencing and walling.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has brown brick elevations and a tiled, gable roof. The western elevation wall has a pebbledash finish. There is a single-storey hipped roof extension to the eastern elevation as well as a single-storey lean-to extension. There is a hard surfaced yard area to the east of the dwelling which contains a number of outbuildings and stables.
CHARACTER OF LOCALITY	The site is located on a rural road that is outside of the built-up area and is lined, in most places, by hedgerow. The immediate surrounding area consists of open fields and paddocks. There is an established concentration of dwellings to the north.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Walberton Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Southern Water Planning

Engineering Services Manager

Consultations responses received:

SOUTHERN WATER:

Southern water require a formal application for a connection to the foul sewer to be made by the applicant or developer.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water are required. This should not involve disposal to a public foul sewer.

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.

ENGINEERING SERVICES MANAGER:

A SuDS system (Sustainable Urban Drainage System) must be investigated for surface water disposal, ie. soakage structures.

Please apply standard condition 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 and design 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 extent of the winter groundwater monitoring will need to be agreed with ADC Engineers. It is feasible that this area may be subject to high groundwater levels.

Please note that the site is located within the extreme fluvial flood plain (flood zone 2). The Environment Agency should be consulted in this respect.

Comments on Consultation responses:

RESPONSE TO SOUTHERN WATER: The applicant has stated that the dwelling is already served by a foul sewer.

RESPONSE TO ENGINEERING: The concerns raised would be addressed at the Building Regulations stage of the proposal and, as such, it is not considered that the condition recommended would be necessary. The site is located within the Barnham Rife Catchment area and part of it also lies within an identified Flood Zone 2 area. As such, therefore, it is subject to special considerations in regards to surface water drainage. The applicant has provided a Flood Risk Assessment which sets out appropriate measures to mitigate potential flood risk and a condition is therefore recommended to ensure that the extensions are built in accordance with the submitted details.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area
Barnham Rife Catchment Area
Flood Zone II (partial)

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN9	Foul and Surface Water Drainage
	GEN11	Inland Flooding
	DEV19	Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to potential impact upon the character and appearance of the surrounding area and the amenities of any neighbouring residents.

The Development Plan consists of the Arun District Local Plan.

It should be noted that the Arun District Local Plan was adopted in 2003.

Paragraph 214 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight but, because it predates 2004, a reduced 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. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

The emerging local plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. Whilst it has not been formally adopted due weight has been given to its policies in terms of the decision making process at this stage.

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

The proposed extension to the side of the dwelling will replace existing poorly integrated single-storey extensions, with a similar footprint, and it is considered that it will improve the aesthetics of the building. The front porch will not result in the built area of the site encroaching significantly further towards the highway and there are no public footpaths nearby from which the works would be visible. The discreet positioning of the extensions and the low overall amount of building work involved, at this established residential site, will not be to the extent that it would compromise the rurality of the surrounding area.

Although the width of the dwelling frontage will increase as a result it will not be to a degree that it will overwhelm the existing dwelling and fail to retain subservience towards it. The extension to the rear is larger. However, its mass has been broken up through the use of a double gable roof that also has a ridge line set lower than the existing roof, preventing it from appearing overly bulky. Although the proposed extensions will almost double the floor area of the dwelling, this has been achieved by spreading the works around the existing dwelling so as to prevent a single overly dominant feature. The porch is a small, unobtrusive single-storey structure. Overall, it is considered that the proposed extensions will maintain visual subservience towards the existing dwelling.

The two-storey extensions feature gable ended roofs that will compliment the shape of the roof of the existing dwelling. Eaves height of the new roofs will also match that of the existing roof, ensuring a smooth transition between existing and proposed elements. It is considered that these design features will result in a development that is visually integrated towards the existing dwelling.

The dwelling is located on a fairly isolated site with no immediate neighbouring residential areas and the works will therefore not have the potential to detract from residential amenities.

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 for 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 it has been deemed that it would have a neutral impact 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). As such, no mitigation measures are required.

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:-

1395;
Block Plan;
Ground Floor Plan;
First Floor Plan;
Plans as Proposed;
Elevations as Proposed;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment which accompanies this application and the following mitigation measures detailed within the FRA:

- 1.) Floor levels within the proposed development will be set no lower than existing levels.
- 2.) Flood proofing/resilience and resistance techniques to be included in accordance with "Improving the flood performance of new buildings"(CLG 2007).

Reason: To reduce the impact and risk of flooding to the proposed development and future occupants. In accordance with policies GEN7 and GEN11 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN3, GEN7, GEN9, GEN11, DEV19

NATIONAL POLICIES: National Planning Policy Framework

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 5 INFORMATIVE: 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.

Initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The applicant is advised to discuss the matter further with Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688).

- 6 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.