

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

REF NO: WA/110/19/HH

LOCATION: Crosslands
Barnham Road
Walberton
BN18 0AX

PROPOSAL: Single storey front, side and rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development seeks to construct a single storey front, side and rear extension to the host dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Walberton Parish Council
Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS

Engineers (Drainage)
Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:

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
SDSP2	SD SP2 Built-up Area Boundary

[Walberton Neighbourhood Plan Policy 2017 HP13](#) Design Guidance

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan (2011-2031) and HP13 of the Walberton Neighbourhood Development Plan.

DESIGN AND VISUAL AMENITY

There will be few views of the proposed development from the public realm, due to the boundary treatment surrounding the dwelling, with fencing to the Western elevation, and hedging to the other boundaries. Therefore, the proposed development is not considered to result in any significantly harmful impact upon the character of the locality.

The proposed extensions are large in their scale, in that they represent a significant increase in footprint when compared to the existing dwelling. However, due to the proposed materials, the design of the proposal, and the size of the residential plot, it is not considered to represent overdevelopment of the application site.

The application is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan, in that there are few available views of the proposal from the public realm.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings. This is due to the boundary treatment surrounding the host dwelling, and its separation distance from the neighbouring dwelling to the North. There is not considered to be any harmful overlooking of neighbouring properties, due to the single storey nature of the proposal.

The application 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 Single Storey Extension - Block Plan, Proposed Elevations and Roof Plan - Sheet 2 of 3
- Proposed Single Storey Extension - Proposed Floor Plan - Sheet 1 of 3

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:** 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.