

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

REF NO: WA/111/19/HH

LOCATION: Walberton House
The Street
Walberton
BN18 0PJ

PROPOSAL: New dormer & roof windows & alterations to existing roof windows to serve existing first floor rooms & formation of one new bedroom in attic space with dormer & roof windows & other related internal alterations - This application may affect the character & appearance of Walberton Village Conservation Area. This application may affect the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

WA/80/19/CLE	Lawful development certificate for existing 2No self-contained flats.	Approve 22-11-19
WA/30/19/PL	Application for change of use from part of accommodation of Walberton House to separate self-contained dwelling. This application affects the character and appearance of the Walberton Village Conservation Area and the setting of a Listed Building.	ApproveConditionally 21-06-19
WA/38/17/PL	Change of use of a store to a single dwelling with a porch extension & one additional window to north & west elevations & to east facing roof slope (Renewal of consent WA/6/14). This application affects the character and appearance of the Walberton Village conservation area	ApproveConditionally 11-09-17
WA/6/14/	Change of use of store to single dwelling with porch extension & alterations. This application is a departure from the development plan	ApproveConditionally 09-05-14

WA/90/10/ Change of use of a store to a single dwelling with a porch App Cond with S106 extension and one additional window to north and west 03-02-11 elevations and to east facing roof slope.

WA/41/10/ Change of use of a store to a single dwelling with a porch Refused extension. 15-09-10
Appeal: Dismissed
27-07-11

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council
No Objection

Arun District Conservation Area Advisory Panel:
Details of materials to be submitted to the Local Planning Authority.

No representation from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineers (Drainage)
Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

Southern Water- Attach standard informative.

Arun's Conservation Officer:

The property is located within the Walberton Village Conservation area. Walberton is an attractive linear village which contains a number of impressive buildings of a mixture of age and type. It is enhanced by attractive boundary walling (including long sections in flint) and hedges. The range of buildings present and the use of traditional materials mean that the area is of aesthetic (fortuitous) and architectural significance.

The building is of modern construction and contains a number of residential units. It is located behind a substantial wall and close to a number of listed buildings including Walberton Park and Manor Lodge. These are of architectural and historic significance.

The Proposal

The proposal is for new dormer and roof windows and some other works to the interior of the building. The exterior works are predominantly located away from 'The Street' and won't be excessively visible from it. The windows and dormers appear to reflect the character of the existing building and therefore have a neutral impact upon its character. This in turn, will ensure that they will have a neutral impact upon the significance of the various heritage assets.

If minded to approve the application, the joinery and materials should match that already in the building.

Conclusion

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

POLICY CONTEXT

Lidsey Treatment Catchment
Outside the Built Up Area Boundary
Tree Preservation Orders
Grade II Listed Building
Within the Conservation Area
Area of Special Control (Adverts)
WSSC Mineral Consultation 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)
DSP1	D SP1 Design
HERDM1	HER DM1 Listed Buildings
HERDM3	HER DM3 Conservation Areas
CSP1	C SP1 Countryside

<u>Walberton Neighbourhood Plan Policy 2017 HP1</u>	Spatial Plan of the Parish
Walberton Neighbourhood Plan Policy 2017 VE4	Conservation Areas and Areas of Special Character
Walberton Neighbourhood Plan Policy 2017 VE5	Buildings and Structures of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is situated outside the built up area boundary as defined in SDSP2. Walberton house is a large site that has expansive grounds and high brick walling surrounding the site making any views of the proposed development limited. The proposal is for alterations to the roof including dormers and rooflights to create additional first floor living space. Therefore the principle of development is considered acceptable and as such will be assessed against relevant development plan policies.

Walberton has a 'made' Neighbourhood Plan with policy VE4 and VE5 of relevance to the application.

The proposal is considered to accord with this policy.

CSP1 refers to land Outside the Built-Up Area Boundaries (as identified on the Policies Maps) and will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is: f. in accordance with other policies in the Plan which refer to a specific use or type of development.

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 HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, proposals should protect the setting of these buildings.

Policy HER DM3 ensures that development will only preserve or enhance the character of the Conservation Area of which they area within, or affect the setting of.

Policy VE4 of the Walberton Neighbourhood Plan states proposals that affect the setting of the two Conservation Areas will not be supported.

Policy VE5 of the Walberton Neighbourhood Plan relates to building and structures of character and proposals relating to them will be expected to retain their local distinctiveness and removal of part or all of them will not be permitted unless it can be demonstrated that they cannot be put to an alternative beneficial or viable use.

DESIGN AND VISUAL AMENITY

The applicant seeks planning permission for the construction of multiple roof lights and dormers of varying sizes and designs. The proposed alterations due to their locations will not be visible from the street scene this is also due to the location of the property and the boundary treatment of the site being high brick walling. It will therefore not have a detrimental impact on the character of the host dwelling or the street scene.

The dormers to the southern elevations are not considered overly dominant and sit comfortably within the roof slope with a minimal impact on the character or appearance of the building. Whilst the proposal will alter the appearance of the dwelling it is not considered such that it will adversely impact upon the spatial pattern or character of the area due to the location and as such accords with DDM1 and DDM4 of the Arun Local Plan.

It is noted that the proposed development constructs additional living space within the roof, the roof alterations are considered to be subservient to the host dwelling due to the height of the proposal and materials that match that of the dwellinghouse. Due to its design it is sufficiently well integrated with the appearance of the host dwelling.

The proposed works considered to appear subservient to the host dwelling and would not result in any adverse impact on the spatial pattern or character of the area and would therefore accord with the policies D DM1 and D DM4 of the Arun Local Plan.

The proposal will not cause harm to the setting of the Listed Building and is therefore compliant with policy HER DM3 of the Arun Local Plan and paragraphs 193-197 of the NPPF.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed dormers are situated on the eastern, southern and western elevations gaining views over the lands of Walberton house. There will be some additional views over flats 1 and 2 of Walberton house however the views gained are not considered to be detrimental to the application.

The nearest development on the southern elevation is located approximately 87m from the boundary, the works on the eastern elevation are located approximately 22m from the nearest dwelling house with approximately 7m to the nearest outbuilding. The other rooflights look over the rest of the dwelling with no real area for overlooking. The proposed development is not considered to have any significantly harmful impact upon the residential amenities of neighbouring dwellings. The roof alterations are not considered to result in any significant overbearing or overshadowing impact on occupiers of adjacent dwellings, as it is retained within the same footprint as the host dwelling.

It is not considered that the proposal would have a detrimental effect on the residential amenities of any neighbouring property by the way of overlooking, overbearing effect or loss of privacy. Furthermore, it is considered that the proposal would be of an acceptable size, design and style, would not be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding residential area. As such the proposal is considered to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such 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

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:
- Block Plan of the Site- Proposed works to complete First Floor Rooms including new Dormers and new enlarged roof windows.
 - Proposed Alterations West, North and East Elevations
 - West Cloister and South Elevations and Long Section Showing proposed alterations and new and altered roof windows
 - Proposed First Floor Plan
 - Proposed Roof Plan

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 new joinery work shall match exactly the materials, dimensions finish and profiles on the existing original work.

Reason: To ensure that the internal and external appearance of the building is satisfactory in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 4 The making good of the building to complete the execution of the works for which consent is hereby granted shall be carried out as far as may be practicable with original materials. Any variation from the original materials must be with the written approval of the Local Planning Authority.

Reason: To preserve the appearance and special character of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 5 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed dormers and sky lights have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dormers and skylights.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy HERDM3 of the Arun Local Plan.

- 6 INFORMATIVE: Walberton House is listed as a Building of Special Architectural or Historic Interest and before any modifications or alterations, either externally or internally, which may affect its character as a Listed Building are carried out full details of the work shall be submitted to the Local Planning Authority in the form of an application for Listed Building Consent.

- 7 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.

- 8 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.