

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

REF NO: WA/111/21/HH

LOCATION: Highdown
West Walberton Lane
Walberton
BN18 0QS

PROPOSAL: Erection of two storey front and rear extension with first floor rear balcony following demolition of existing rear conservatory.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey front and rear extension, with a first floor rear balcony.

RELEVANT SITE HISTORY

WA/107/06/	Conservatory extension to rear of property	ApproveConditionally 21-11-06
WA/77/05/	Detached double garage.	ApproveConditionally 15-09-05
WA/2/05/	Detached double garage with room over - (re-submission following WA/93/04)	ApproveConditionally 25-02-05

REPRESENTATIONS

Walberton Parish Council provided no objection.

No representation were received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Outside built up area boundary

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

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

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Walberton has a Neighbourhood Plan with Policy HP13 relevant to the application. This 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.

DESIGN AND VISUAL AMENITY

The proposal seeks a two storey front and rear extension. The rear extension will replace an existing conservatory and will have a balcony.

The dwelling is not visible from the street scene set back 30m from the front boundary which consist of substantial planting and entrance gates.

The existing dwelling is detached and has a two storey gable projection with a small front dormer set above a canopy porch which slopes to single storey level. The proposal will remove the sloping porch and dormer and replace it with a two storey front extension.

The two storey addition remains behind the principal elevation, set back by 1.3m which helps its subservience. It will have a pitched roof which is set below the ridge height, appearing well integrated and sympathetic in design to the host dwelling. With sufficient space retained to the front boundary the addition does not appear unduly dominant upon the front elevation and is in keeping with the design of the property.

There will also be a two storey rear extension although this element is not visible from the front of the property. Its height will match the eaves of the dwelling with a pitched roof meeting with the ridge. Its design appears integrated with that of the main dwelling.

The windows to the property will be replaced which responds to the existing elevation in terms of their positioning. The external materials will alter with cladding proposed to the first floor of the dwelling. The

properties in the area are varied in design and style and with no viewpoints from the street scene, this is considered acceptable.

The Arun Design Guide states 'Extensions should not project forward beyond the predominant building line.' The challenge of avoiding a 'bolt on' appearance can often be met by incorporating a pitched roof and continuing the scale, details and materials of the original dwelling'. The front extension complies with statement. 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. The scale, massing and positioning of extensions should be visually subservient to the existing property. Positioning extensions below the roof ridge line of the existing property will also help to create visual subservience.' The rear extension complies with the guide, being subservient in appearance and appropriate in scale.

Due to the design and with no viewpoints from the street scene, the proposal will not result in harm upon the appearance or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The front extension will have a depth of 3.3m and a width of 4.3m. This is not visible from the eastern side and retains a minimum of 7.3m to the boundary to the west. As a result of the separation between the front extension and neighbouring dwelling, it will not result in adverse overbearing or overshadowing.

There will be a large window to the first floor serving a landing although views will be over the front of the host dwelling and the addition does not result in adverse overlooking.

To the rear an existing conservatory will be removed and replaced with a two storey extension. This has a depth of 4.75m, with a width of 8.45m extending from the north eastern elevation along approximately half of the rear elevation.

The host dwelling and its direct neighbours are set on spacious plots and as a result the extension does not result in adverse overbearing or overshadowing with separation retained to the boundaries.

To the north west elevation, the extension will have large glazed windows at first floor where it then alters to form a balcony. The host dwelling is located at an angle and the windows will provide views over the garden of the neighbouring dwelling. There is also potential for some views to the rear of the neighbouring dwelling which features a conservatory, when looking at a 45 degree angle. However due to the angle that the development is positioned combined with a 25m gap between the side elevation of the extension and the side of the conservatory this is not considered to result in significant overlooking. The balcony to the rear of the first floor extension would have a depth of 1.2m. To the west, this would provide similar views to that achievable from the side facing windows. Whilst to the eastern side elevation, there are large trees which run along the boundary providing sufficient screening to ensure there is no adverse overlooking. There is also around 27m gap retained to the neighbouring property. As such the balcony is not considered to give rise to adverse views towards the neighbouring dwellings. With no properties to the rear and 50m retained to the rear boundary, there is no harm upon the rear.

The proposed development is not considered to give rise to adverse harm by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 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 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
 - Location and Block Plan - S301
 - Proposed Elevations - P202
 - Proposed Floor Plans - P201

 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.