

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

REF NO: WA/113/18/HH

LOCATION: 9 Orchard Way
Fontwell
Walberton
BN18 0SH

PROPOSAL: Two storey rear extension, first floor side extension & conversion of garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a two storey rear extension and a first floor extension to the side of the dwelling with the conversion of the garage to a habitable space. This application seeks alterations to WA/91/17/HH.
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RELEVANT SITE HISTORY

WA/91/17/HH	Single storey rear extension with flat roof & small mansard roof & replace flat roof over garage with pitched gable ended roof with barn end (resubmission following WA/60/17/HH).	ApproveConditionally 12-02-18
WA/60/17/HH	Rear extension, garage with a pitched gable ended roof	ApproveConditionally 19-10-17
WA/4/91	Enlargement of roof space to provide guest bedroom , toilet facility and study	ApproveConditionally 18-03-91

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council

Walberton Parish Council provided no objection.

1 letter of no objection from a nearby occupier.

- If the existing glass to velux window on the eastern elevation is changed to obscure then we have no objection.

- No objection to the new drawings

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern Water- Requests standard informative is included.
Drainage - Request standard condition is included for surface water drainage.

Comments noted. As this application seeks amendments to a previous which has already been constructed and does not increase the footprint of the dwelling it is not considered necessary to include this condition again.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

[Arun Local Plan 2011 - 2031:](#)

SDSP2	SD SP2 Built-up Area Boundary
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 2017 HP13](#) Design Guidance

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary and will be permitted subject to consideration against other policies in the Local Plan.

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.

BACKGROUND

The site previously had permission for works under WA/60/17/HH and WA/91/17/HH. This application seeks alterations to the previously approved application and therefore this report will only assess the changes which include:

- Increase from single storey to two storey extension at the rear.
- Alteration of roof to form gable end to side garage extension.
- Alteration of windows and doors.
- Conversion of garage to habitable space.

DESIGN AND VISUAL AMENITY

The proposal is visible from the street scene as a result of the alteration to the roof. The extension over the garage currently has a barn end hip roof and this will be altered to form a full gable roof.

The addition to the roof to form a gable end is modest in scale and as a result does not appear overbearing or overly dominant upon the locality. The surrounding properties are of a mixed style and design and it is not considered out of keeping with the area.

Whilst the proposal alters the appearance of the dwelling slightly the bulk of the proposal is to the rear of the property and as a result it is not considered to impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan and HP13 of the Walberton Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed gable end to the garage extension at the western elevation is modest and due to its siting and separation distance is not considered to give rise to any adverse impacts in terms of overbearing or overshadowing upon neighbouring amenity at No.7.

To the rear the single storey extension is to increase to form a two storey extension. This will increase the depth of the roof by a further 3m. The depth of the extension will be 3m which is however reduced from 4m from that which was previously approved with the eaves and roof height built to match the existing dwelling. Whilst the two storey element provides additional bulk to the rear, the proposal does not extend beyond that of the neighbouring dwellings and retains 2.2 and 5.1m to the side boundaries. Due to its siting and separation it is not considered the increase in height to the extension will give rise to any adverse overshadowing or overbearing impacts upon neighbouring properties.

To the eastern side elevation there will be 2 additional doors to the ground floor. There will also be an additional velux however this will be obscured as shown on the plan to ensure there is no loss of privacy to neighbouring amenity. In order to reduce any adverse overlooking upon the east it should also be fixed shut above 1.7m. To the western side elevation there will be 2 windows to the ground floor. These are again not considered to increase overlooking from that which is already possible.

To the rear elevation there will be large windows installed to the first floor however views will be of the rear garden and with no neighbours to the rear, it is not considered any views will be significant in which

a refusal is justified. A velux will also be installed facing towards the rear however again will be obscured as shown on the plan.

The proposed alterations are not considered to give rise to any any adverse impacts upon neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the conversion of the garage will lead to the loss of a parking space, there is still room for 2-3 cars to park on the driveway and as such it is not considered to give rise to any issues relating to parking or highway safety.

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

- Location Plan
- Block Plan
- Existing and Proposed Floor Plan - 1812141/PLE/3B
- Existing and Proposed South and West Elevation - 1812141/PLE/1A
- Existing and Proposed North and East Elevation - 1812141/PLE/2A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 The velux window on the rear eastern elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DDM1 of the Arun Local Plan.

- 4 INFORMATIVE: 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>.

- 5 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.