

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

REF NO: WA/114/18/HH

LOCATION: 5 Orchard Crescent
Arundel Road
Fontwell
Walberton

PROPOSAL: Single storey front extension, internal works & brick built garage with a pitched tiled roof.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a replacement garage and single storey extension to the front elevation of the dwelling.

RELEVANT SITE HISTORY

WA/29/02/	Two storey extension and porch	ApproveConditionally 14-06-02
WA/41/91	Pitched roof garage	ApproveConditionally 30-09-91

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council

Walberton Parish Council provided no objection to the application.

2 letters of objection from 1 nearby occupier.

- Design is forward of the building line.
- New garage will utilise a new access which will be problematic.
- There will be issues manoeuvring vehicle in and out.

Comments noted. The proposal and plans do not make any reference to a construction of a new access and therefore this will not be considered as part of the application.

CONSULTATIONS

Southern Water Planning

Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Drainage (Engineers) - Request standard condition is included relating to surface water drainage.
Southern Water - Request standard informative is included.

Comments noted. Due to the garage being largely a replacement structure it is not considered that with the change in footprint, it would be reasonable to apply the condition.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary.

DEVELOPMENT PLAN POLICES

[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)
SDSP2	SD SP2 Built-up Area Boundary
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. 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.

The site is occupied by a two storey detached dwelling with an existing detached garage to the front elevation.

DESIGN AND VISUAL AMENITY

The development is situated to the front elevation of the dwelling and is therefore highly visible from the street scene.

There is currently a porch to the front of the property however this is to be extended across the width of the front elevation. The extension appears subservient to the host dwelling with materials to match that of the existing dwelling. The area consist of properties of a varied design and style and as such the extension is not out of keeping with the area.

The proposal also seeks to construct a replacement garage. The proposed garage is sited to the front garden of the property and 2.75m closer to the front boundary than existing. However, whilst this is in front of the established development line and there are very limited examples of similar development within the locality, the existing garage which is similar in size and position previously had planning permission approved and therefore the precedent has been set and it would be unreasonable to decide it is now an unsuitable location. Whilst the garage does impact upon the street scene, the proposal is not considered to provide any adverse impacts in addition to that which the existing garage provides. The dwelling does however have sufficient hedging along its front and side boundary which helps to restrict the view from the south and west.

Whilst the proposal alters the appearance of the building within the street scene, it is not considered that the development will adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The single storey extension to the front of the dwelling will have a depth of 2.75m and run along the full width of the principal elevation. It will have a hipped roof with a height of 2.25m to the eaves and 3.3m maximum height. Due to the siting at the front of the dwelling and sufficient separation to neighbouring dwellings the front extension is not considered to appear overbearing or overshadowing upon nearby occupiers.

An additional window will be sited to the ground floor east elevation and 2 windows to west ground floor elevation. With these windows at ground floor level it is not considered they would give rise to any adverse overlooking upon neighbouring amenity with no windows to the side elevation of No 4.

The proposed garage will be 6m in length by 4.5m width. It will have a height of 3m with a dual pitched roof and whilst large due to its siting to the front boundary away from neighbouring dwellings, it is not considered to give rise to any adverse impacts upon neighbouring amenity by way of overbearing or overshadowing.

The proposed development is not considered to give rise to any adverse impact upon neighbouring amenity and accord with DDM1 and DDM4 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
 - Location Plan
 - Block Plan
 - Garage Plans and Elevations - 1811301/PL/4A
 - Proposed Floor and Roof Plans -1811301/PL/3A
 - Proposed and Existing Elevations - 1811301/PL/1A
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 **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>.
- 4 **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.