

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

REF NO: WA/116/19/HH

LOCATION: Fir Trees
Yapton Lane
Walberton
BN18 0AR

PROPOSAL: Loft extension & alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

WA/56/97	Front extension & internal alterations	ApproveConditionally 07-01-98
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council
No objection.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Lidsey Treatment Catchment
Within the Built Up Area boundary
WSCC 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 |

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

In this case, the key policy considerations are D DM1 of the Arun Local Plan and Policies HP13 of the Walberton Neighbourhood Development 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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy HP13 of the Walberton Neighbourhood Plan outlines development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location. The Parish has two conservation areas and other visually sensitive points.

DESIGN AND VISUAL AMENITY

The property is situated along a busy road but is set back with a large garden to the front. The proposal includes works to the front and rear of the property with three pitched roof dormers to the front, the addition of a pitched roof to the garage and a dormer to the rear.

The proposed changes to the garage do not effect the footprint but the roof height. The proposal is for the garage to change to a pitched roof from a flat roof. This will mean an increase in height to a maximum height of 4.4m with an eaves height of 2.5m which is the same as the current flat roof height. Within the new pitched roof there are two proposed roof lights on the Southern elevation. There will also be windows in the new pitch of the garage at the first floor level (2.9m from ground level) on the East and Western elevations.

The three dormers to the front are to be of a matching style with pitched roofs. The dormers add a symmetry to the Eastern elevation, the dormers will have a pitched roof height of 6.4m as such they will sit below the ridge height of the existing dwelling. The proposed front dormers are considered to be subservient to the existing property and with materials that are sympathetic to the area whilst still having a modern look.

The dormer to the rear is a larger dormer that spans most of the rear elevations width at 9.1m. The roof will be a lean to with a proposed roof light which will allow day light into the bathroom on the first floor.

The proposal also proposes two Juliette Balconies on the rear elevation serving the bedrooms, there is also one single window that will allow light into the proposed en-suite. The materials on this dormer match that of those to the front and as such do not have an unacceptable level of impact on the visual amenity of the property. As well as that the rear dormer if in an application on its own would fall under the permitted development rights for the dwellinghouse with an addition of approximately 29 cubic meters it falls well within the 50 allowed.

The surrounding area has rear dormers which are predominantly flat rooved and vary in size, the proposed is considered modest in size as those outlined in this application are and not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings. This is largely due to the scale of the proposed development and the separation distance from these dormers, and neighbouring dwellings. Furthermore, with regard to overlooking of adjacent properties, the development is not considered to result in any views that are not available from the host dwelling at current. The proposed rear dormer is not considered to give rise to any harmful unneighbourly impact upon the occupiers of the dwelling to the West. This is due to the size of the amenity space available to the dwellinghouses and the distance between the proposed Juliette Balconies and the boundary being in excess of 20m thus mitigating the potential for overlooking.

The dormers to the front will overlook the street scene. The window and Juliette Balconies to the rear will likely have views over the garden of the neighbouring property however it is not considered to result in adverse overlooking with no direct views into neighbouring windows, views are not considered significantly detrimental.

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 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:
 - Proposed Floor and Roof Plans - 18/4589/4
 - Proposed Elevations and Cross Section - 18/4589/5
 - Block and Locations Plans - 18/4589/1

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.