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

REF NO: WA/121/22/HH

LOCATION: 8 Orchard Way
Fontwell
Arundel
BN18 0SH

PROPOSAL: Single storey rear and front porch extension and conversion of loft to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct 1 No. single storey rear extension, 1 No. front porch extension, and to convert the loft to habitable space.

REPRESENTATIONS

Walberton Parish Council - No objection.

No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council Drainage Engineers:
- The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated. The site is also located within a groundwater protection zone, therefore the EA and Portsmouth water should be consulted on any proposals to infiltrate surface water.
- Full guidance on our policies and how to discharge conditions can be found via links noted in the full comments submitted by the Drainage Engineers that can be found on the Arun website under this application.
- If you are minded to approve the application please apply the relevant conditions and informatives noted to ensure that the development is adequately drained and does not increase flood risk elsewhere.

OFFICER COMMENTS

The increase in impermeable surface area caused by this proposal would be less than that which is achievable under permitted development rights. As such, no drainage condition has been added to this application.

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)

Walberton Neighbourhood Plan Policy 2019-2031 HP13 Design Guidance

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The key Development Plan policies relevant to this application are D DM1 & D DM4 of the Arun Local Plan, and policy HP13 of the Walberton Neighbourhood Development Plan. Additionally, Section M of the Arun Design Guide is also relevant.

DESIGN AND VISUAL AMENITY

The proposed single storey rear extension is to be the full width of the dwelling, 5m in depth, and 6.7m at ridge height with eaves that match the height of the host dwelling. The roof of the extension would match the pitch of the existing dwelling but would come to a ridge height that is approx. 1m higher than the current ridgeline to allow additional head room within the loft conversion. There is also to be a reduction of the existing roof ridge line by 0.6m that allows for a feature window gable end within the context of the front elevation. The scale of the extension is large and is not subservient to the host dwelling, however, it is not of a depth that it would intersect any 45-degree rear sightlines or 45-degree light accessibility lines of any neighbouring dwellings and remains compliant with Section M of the Arun Design Guide in this regard. Apart from the prominent alteration to the ridgeline that is visible from the street, there would be limited views of the rear extension from the wider street scene. These views would not significantly harm the character of the area nor the visual amenity of the street scene.

The wider area is characterised by a variety of dwellings of differing designs and varied ridge heights which limits the significant visual impact alterations to ridge height usually have on the street scene. In a more immediate context, the East neighbour dwelling (No. 10 Orchard Way) features a two-storey front projection with clipped gable end. This gives the perspective from the street of a ridgeline that is significantly taller than that of the host site despite having the same forward building line and horizontal ridgeline. The increase of ridge height proposed would not appear out of character form the street and would not significantly detract from the character of the dwelling.

The proposed front porch extension is centrally located and to be approx. 2.8m in width, 1.8m in depth, and 3.9m in height with eaves that match the height of the existing dwelling. It is to feature a forward gable end with a feature window that would respond to that of the feature window to the gable end of the increased ridge height. The porch extension is visually subservient, integrated, and appropriately sited. Whilst it would extend beyond the established building of the immediate neighbours, and thereby contradicts Section M of the Arun Design Guide, the porch is minor in scale, 10m set back from the highway, and would not pose as a prominent disruption of this building line. Additionally, the wider street does not have an entirely uniform building line and contribute to the overall street scene.

This proposal is to feature a combination of rendered walls, slate roof tiles, and brickwork to match existing. Render and slate tiles are not an uncommon feature within the locality and are acceptable.

To the eastern roof slope of the dwelling, there are to be 19 No. solar panels, and there are also to be 2 No. rooflights to the East and West roof slopes. These would have a limited impact on the wider street scene and are acceptably sited.

The rear extension of the proposal is not a subservient addition to the dwelling but would be integrated with the resultant design and would not have significant harm to the wider area. This is not in full compliance with policy D DM4(b) of the Arun Local Plan but is not grounds for refusal.

The proposal is compliant with policies D DM1(1)(14) & D DM4(a) of the Arun Local Plan, and policy HP13 of the WNP.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal is of a scale and siting such that there would be no intersection of any 45-degree light accessibility lines or 45-degree light accessibility lines and as such, the proposal has no significantly adverse impacts by way of overbearing or overshadowing on any neighbouring dwellings.

The proposal includes no new viewpoints that would give rise to any significantly adverse impacts by way of overlooking on any neighbouring properties.

The proposal is compliant with policies D DM1(3) & D DM4(c) of the Arun Local Plan.

SUMMARY

The proposal is compliant with relevant Development Plan policies and as such, it 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.

CIL DETAILS

This application is not CIL Liable.

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 Elevations (Dwg No. 03 B).
- Proposed Floor Plans & Site Plan (Dwg No. 02 A).

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.