

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

REF NO: WA/122/21/HH

LOCATION: Belvedere
London Road
Fontwell
Walberton
BN18 0SG

PROPOSAL: Single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear extension.

RELEVANT SITE HISTORY

WA/72/89	Brick chimney to garage	Approve 11-12-89
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REPRESENTATIONS

Walberton Parish Council - No Objection

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Arun District Council Drainage Engineer:

- Given the scale of the development and based on the assumption that the increase in impermeable area may be considered equivalent to what may be achieved under permitted development, the documents supplied as part of this application have not been assessed. We would stress the need to consider properly and bring to the applicant's attention, surface water disposal, especially in the Lidsey Treatment Catchment.

POLICY CONTEXT

Built Up Area Boundary
Lidsey Treatment Catchment
WSCC Mineral Consultation Area

Archaeological Notification Area
CIL Charging Zone 2

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

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. Part M and general guidelines outlined by the Arun Design Guide are additionally considered.

Walberton Parish Council has a 'made' Neighbourhood Development Plan, of which Policy HP13 is relevant to this application. Policy HP13 states that new 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.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and will not be visible from the street scene.

The extension is a modest size, with a width and depth of 4m. It will have a flat roof, which although differing to the existing hipped roof, is acceptable and will result in minimal harm to the visual appearance and character of the dwelling. The area has a varied composition, with the dwelling itself situated at the end of a row of two storey semi-detached properties, all of which differ significantly in design to that of dwelling. This considered, the proposal retains no distance to the front boundary and will not be visible from the street scene, therefore having no impact on the composition and character of street. The extension is considered to be in keeping with the character and appearance of the dwelling, and of the locality, and will have no adverse impact on visual amenity.

The proposal appears subservient to the design of the host dwelling and is well integrated. The materials used will match that of the existing, ensuring minimal intrusion upon visual amenity. The proposal is well designed for its context and is in accord with Policy HP13 of the Neighbourhood Plan.

Part M of the Arun Design Guide states that rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space to at least 10.5m depth and retain permeable surfaces, and exploit opportunities for innovative and contemporary design where appropriate. The proposal is in keeping with the design of the dwelling and is sympathetic to its surroundings. It retains a sufficient amount of the existing rear garden and does not cause

significant issues in regards to retention of permeable surfaces. The proposal is in accord with Part M.

The development is not considered to have an adverse impact on visual amenity or the character of the area, and is in accord with D DM1 and D DM4 of the Arun Local Plan, Part M of the Design Guide and Policy HP13 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The extension is to the rear of the property and is single storey with a flat roof and pyramid roof lantern. The roof will have a height of approximately 2.71m, measuring 3.2m at the top point of the lantern. The extension retains a distance of around 7.01m to the south east, and 11.28m to the south west boundaries. Given it is single storey, and its proximity from neighbouring boundaries, the proposal is not considered to result in adverse overlooking or overbearing. It retains a sufficient distance from any neighbouring properties, meeting the 45 degree rules, and is in accord with D DM4.

The proposal features two windows, one to the south east elevation and the other to the south west, and a roof lantern to the centre of the roof. Being on the ground floor, these features do not directly overlook any neighbouring properties and are not considered to be unduly harmful to residential amenity or neighbouring privacy.

Part M of the Arun Design Guide states that extensions should not negatively impact and instead protect neighbouring amenity in terms of privacy and overshadowing by following the '45-degree, 60-degree and 25-degree rules'. The proposal is respectful to this criteria and is not unduly harmful to neighbouring privacy or amenity. It is in accord with Part M.

The proposal will not result in any adverse overlooking, overshadowing or overbearing and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Part M of the Design Guide.

SUMMARY

The proposed development is deemed to accord with the 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.

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:
 - Existing Plans 01B
 - Proposed Floor and Roof Plans 02B
 - Proposed Elevations 03B
 - Location and Block Plan 06C
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.