

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

REF NO: WA/16/26/HH

LOCATION: Wickstead House
Binsted Lane
Walberton
BN18 0LN

PROPOSAL: Erection of detached ancillary annexe with habitable roof and installation of air source heat pump. This may affect the setting of a Grade II Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

WA/7/23/NMA	Non-material amendment following grant of WA/98/22/HH to create entrance porch and extend northwest elevation.	Approve 09-03-23
WA/98/22/HH	Proposed detached garage and store room and conversion of existing detached garage to garden room and hobby room.	ApproveConditionally 29-11-22

REPRESENTATIONS

Walberton Parish Council - No response received.

No representation from nearby occupiers received.

POLICY CONTEXT

Outside Built-Up Area.

DEVELOPMENT PLAN POLICIES

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

QEDM1	QE DM1 Noise Pollution
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
DDM1	D DM1 Aspects of form and design quality

[Walberton Neighbourhood Plan Policy 2019-2031](#) 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
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CONCLUSIONS**BACKGROUND**

This application follows approved planning applications WA/98/22/HH and WA/7/23/NMA. The current application seeks to make changes to the approved scheme.

DESIGN AND VISUAL AMENITY

The site is a detached two storey dwelling with detached garage along Binstead Lane, with a gravel access drive, and an open eastern boundary that provides outlook to open agricultural land. This application seeks planning permission for the construction of a detached ancillary annexe outbuilding with habitable roof space and the installation of an air source heat pump (ASHP), following the demolition of the existing garden store. Views of the development from the street scene are minimal, viewed only from the access point of Wickstead House.

The proposed outbuilding would have a maximum width of 9.5m, maximum depth of 8.5m, an eaves height of 3m, with a maximum height of 6.2m. It would feature two large barn-style doors sealed shut to the south-western elevation, a porch element to the south-eastern elevation, and a barn-hipped side projection to the north-western elevation. An inset balcony is proposed within the north-eastern elevation with timber balustrades, and two patio style doors are proposed within the ground floor of this elevation. The outbuilding would feature a barn-end roof in clay effect tiles as well as unstained timber weatherboarding and brick plinth to the external walls, to match materials present on the main dwelling. The use of matching materials is a sympathetic contribution to the host dwelling and the semi-rural character of the area. The outbuilding although larger in scale than the existing garden store, would appear as an agricultural style ancillary outbuilding, appropriate for its setting and is acceptable in accordance with Arun Local Plan (ALP) policy D DM1.

The air source heat pump (ASHP) would measure 0.9m wide and 1.5m high. It would be sited to the rear (north-east) of the proposed outbuilding, and would not be visible from the street scene. The ASHP would be small in terms of its size and scale and is acceptable in regard to visual amenity.

Given the size and scale of the proposed annexe outbuilding, it is reasonable to attach a condition to this planning permission to ensure that the proposed outbuilding remains ancillary to the host dwelling, to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

In summary, the proposed development would not result in harm to the visual amenity of the host dwelling or the surrounding area, and the proposal is therefore in accordance with ALP policy D DM1.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and responds to

existing elevations through the size and positioning of doors and windows. The application site has a neighbour to the north.

The proposed outbuilding would be set in approximately 1.9m from the northern side boundary with the neighbour, and 7m from the eastern boundary to agricultural land. The outbuilding would be sited at least 18m from the main dwelling of this neighbour and mature vegetation boundary treatment at the shared boundary would result in no overbearing or overshadowing impacts to the neighbouring property.

No fenestration is proposed within the north-west elevation facing the neighbour and any additional fenestration within the outbuilding would not result in adverse overlooking impacts.

The ASHP is sited to the rear of the outbuilding, a minimum of 25m away from habitable rooms of the adjacent neighbour. Given the spacing maintained between the ASHP and the neighbouring dwelling, the ASHP would not result in unacceptable noise impacts and is in accordance with Arun Local Plan policy QE DM1.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and the ADG.

HERITAGE

The site is within the setting of a listed building. Glebe House is a Grade II Listed Building dating from the 18th century or earlier. The building has two storeys, four windows, painted brick, stringcourse, hipped thatched roof, and modern casement windows. It is of historic and architectural significance. The NPPF (2024) sets out several steps when considering impacts on heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected, including any contribution made by their setting. Paragraph 208 requires Local Planning Authorities to identify and assess the particular significance of the heritage asset that may be affected by a proposal.

Paragraph 212 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The Local Planning Authority must then consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'. The applicant has provided a brief Heritage Assessment.

The development will have some impact on the setting, rather than direct impact, of the Listed Building. Vehicular access to Glebe House is via a driveway that passes through the application site, therefore the approach to Glebe House is influenced by the site. The proposed outbuilding, although larger in scale and massing, is considered to be of a sympathetic design and materiality, reflecting the character of the main dwelling, the existing detached garage, and the wider semi-rural locality. The proposal will have a neutral impact on the significance of the setting of the heritage asset and is therefore in accordance with ALP policies HER DM1 and HER SP1 and the NPPF.

SUMMARY

The proposed development is in accordance 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

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:

Location and Block Plan 2231/41A
Proposed Elevations and Floor Plans 2231/42A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.
- 3

The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Wickstead House and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.
- 4

Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.