

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

REF NO: **WA/18/12/**

LOCATION: 10 Parsons Walk
 Walberton

PROPOSAL: Ground floor alterations, conservatory to rear elevation and a loft conversion

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for ground floor alterations, rear conservatory (3.7 x 6 x 3.25 metres) loft conversion and the insertion of 2no. pitch roof dormer windows on the rear roofslope (2.5 x 2.3 x 3.5 metres).
SITE AREA	Approximately 471 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front boundary. 1.8 metre high close boarded timber fencing to side and rear boundaries.
SITE CHARACTERISTICS	Detached, two storey modern pitch roof bungalow with side integral garage, constructed from brick and white timber cladding to external elevations.
CHARACTER OF LOCALITY	Semi-rural comprising modern residential cul-de-sac of detached bungalows and two storey dwellings in an open plan estate.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Walberton Parish Council

The Parish Council has considered these applications and does not wish to comment or object.

1 letter of Support:-

- No objection. Look forward to meeting new neighbour.

Comments on Representations received:

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

POLICY CONTEXT

Designation applicable to site:
Outside built up area boundary
No public sewer
Abuts Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	DEV19	Extensions to existing residential buildings
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The conservatory will have a glazed pitch roof, height 3.25 metres, glazed elevations above a dwarf brick wall and brick parapet wall adjoining the neighbouring property at No. 8. The conservatory will infill a patio area and is an appropriate design and scale that reflects the modern character of the host dwelling.

The pitch roof dormer windows will be positioned on the rear roofslope, 1 metre above eaves height and approximately 150mm below the ridge. They are an appropriate scale and proportion in relation to the roof and integrate well to the host dwelling. It is proposed to infill an external walkway at ground floor level to provide additional habitable accommodation. This will involve a brick infill to the front elevation of the property. 2no. rooflights are to be inserted on the front roofslope. The proposal is a good design that visually integrates to the main dwelling, to comply with policy DEV19 i) ii).

Owing to the position and orientation of the dormers and conservatory, there will be no loss of daylight, privacy or outlook to the neighbouring property at No. 8 to the east. Similarly, the proposals will have no adverse impact on the residential amenities of No. 12 to the west, to comply with policy DEV19 iii).

The site is located outside the built-up area boundary where new development is strictly controlled in order to protect the rural character and amenities of the area. The proposed alterations and additions preserve the character and appearance of the dwelling and will have no adverse impact

on the surrounding area, which is an open plan residential estate of modern detached two storey dwellings and bungalows.

The proposal is therefore considered acceptable in accordance with policies GEN3, GEN7 and DEV19. It is recommended that planning permission is granted, subject to the following conditions.

HUMAN RIGHTS ACT

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 to 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 (Neutral) 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).

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: drawing 103 location plan, drawing 104 site plan, drawing 100 existing plans and elevations, drawing 101 proposed plans, drawing 102 proposed elevations, received on 21 March 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the extensions and alterations hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN3, DEV19

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.