

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

REF NO: WA/20/19/HH

LOCATION: 11 Orchard Way
Fontwell
BN18 0SH

PROPOSAL: Extend existing garage, front and rear with first floor extension over new front porch & canopy.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to extend the existing garage to the front and to create a first floor above with dormer to the front elevation. The front of the dwelling will also increase in depth with a porch and canopy addition.

RELEVANT SITE HISTORY

WA/108/07/	2 storey rear extension	ApproveConditionally 14-02-08
WA/72/02/	Extension to existing detached property making two semi-detached properties.	Refused 20-12-02

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council provided no response.
No representation received from nearby occupiers.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Southern Water - We request should this application receive approval, an informative is attached.

Drainage - The application is within the Lidsey Catchment therefore surface water drainage should be considered. Please standard condition and accompanying informative.

Comments noted. However, it is considered in this case that given the extent of the development proposed and that similar extensions could be constructed under permitted development that this condition is considered unnecessary.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

DEVELOPMENT PLAN POLICES

[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
SDSP2	SD SP2 Built-up Area Boundary

[Walberton Neighbourhood Plan Policy 2017 HP13](#) Design Guidance

Walberton Neighbourhood Plan Policy 2017 HP1 Spatial Plan of the Parish

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary and will be permitted subject to consideration against other policies in the Local 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 the locality.

Policy HP13 of the Walberton Neighbourhood Development plan states that where new development would have an effect on the appearance or character of the surrounding area, it is to be of a high quality of design, and must contribute to local character.

DESIGN AND VISUAL AMENITY

The proposal is sited to the front of the property and therefore will be highly visible from the street scene.

The materials proposed will match that of the existing property and the development appears well integrated with the host dwelling.

The proposal will extend the front of the dwelling and garage which will allow for the creation of a porch and canopy addition. Whilst this does extend slightly beyond that of the established development line, it is modest in size with an increase of approximately 1.6m and as a result not considered to appear unduly dominant upon the street scene retaining 7.2m to the front boundary.

The proposal will also construct a first floor to the existing garage and a dormer. The surrounding properties are of a varied style and design and as such the proposal is not considered to result in the dwelling appearing out of character with the area.

Whilst the proposal will alter the appearance of the dwelling within the street scene, it is not considered to adversely impact the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan and HP13 of the Walberton Neighbourhood Plan.

RESIDENTIAL AMENITY

There is currently a single storey flat roof garage to the eastern elevation which is attached to the host dwelling. The proposal will construct a first floor above. It will have a cat slide roof with eaves at single storey level around 2.8m to the front elevation which will increase in height as it extends towards the rear by approximately 3m to 6.45m.

The first floor addition will add bulk to the garage however as a result of the siting which is situated alongside a neighbouring garage and of the roof design it is not considered to appear adversely overbearing or overshadowing upon neighbouring amenity.

There are 2 windows proposed for the rear of the garage at first floor level. These would largely look out towards the rear of the application site garden and would not significantly add to views out of windows that currently exist to the rear of the property. As a result the impact on neighbouring residential amenity is acceptable.

The dormer to the front will overlook the street scene and is not considered to give rise to adverse overlooking upon this elevation.

As a result of the design and siting of the development, the proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and 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 Elevations - 3
 - Existing and Proposed Floor Plans, Site and Location Plan - 1
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 4 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.