

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

REF NO: WA/22/25/HH

LOCATION: Downs House  
Avisford Park Road  
Walberton  
BN18 0AP

PROPOSAL: Demolition of existing garage, store and utility space. Single storey front, side and rear extensions with internal alterations.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**RELEVANT SITE HISTORY**

WA/114/22/HH	Removal of existing detached garage and link extension and erection of single storey front, side and rear extension.	ApproveConditionally 06-01-23
WA/33/21/DOC	Approval of details reserved by condition imposed under ref WA/103/20/HH relating to Condition No 3 - surface water drainage.	DOC Approved 04-06-21
WA/103/20/HH	Single storey side/rear extension including demolition of existing garage/utility	ApproveConditionally 26-02-21

**REPRESENTATIONS**

Walberton Parish Council - No objection.

No representations from nearby occupiers.

**CONSULTATIONS**

**CONSULTATION RESPONSES RECEIVED:**

Drainage Engineers  
The public sewer in the Lidsey Wastewater Treatment Catchment Area has a history of flooding and any

surface water added to this system should be assumed to increase flood risk.

As this is already a developed site which is apparently drained with soakaways, there is a risk that there may not be sufficient space to accommodate additional infiltration structures without conflicting with, or compromising, the function of the existing drainage of the site. The existing drainage features must be investigated to ensure that flood risk is not increased by the proposed extension construction and/or its drainage.

In the absence of any evidence of a viable surface water drainage design, we cannot assess if flood risk will be increased by the proposed development. Therefore, this application does not accord with the NPPF as set out above.

Comments Noted.

## POLICY CONTEXT

Within an area with potentially high groundwater levels.

Tree Preservation Order (TPO ref - TPO/WA/1/07).

Lidsey Treatment Catchment Area.

### 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)
WDM2	W DM2 Flood Risk

[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

### SITE HISTORY

A planning application (WA/114/22/HH) was previously approved for a similar scheme of works. Under the current application, the side extension and front porch would feature a pitched roof. Additionally, the side (east) extension would be set back from the front elevation.

### DESIGN AND VISUAL AMENITY

The site is a detached dwelling along Avisford Park Road. The dwelling is set back from the road by 19m, minimising the impact of the proposed works on the street scene. The proposed works would be visible from the street scene; however, the impact would be minimal given the setback nature of the property.

Following the demolition of the garage, store and utility space, a single storey side extension is proposed. During the course of this application, the storage room proposed to the front of the side

extension was removed to reduce the footprint of the side extension. The side extension considered under this application is set back from the principal elevation of the dwelling and it is noted that a single storey side/rear extension of a similar footprint could be constructed under permitted development.

The proposed side/rear extension would be sited to the eastern flank of the property and would be visible from the street scene. The extension would have a depth of approx. 10.3m and a width of 4.2m, set in approximately 1m from the eastern flank boundary. The extension would have a pitched roof form with a maximum height of approx. 4.4m. The eaves of the side extension would be the same height as the eaves level of the proposed front porch, and the overall scale of the extension would be subservient. The extension would be finished in materials similar to the existing dwelling.

According to the Arun Design Guide (ADG), side extensions should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposed extension would integrate well with the existing dwelling, with a pitched roof form reflecting the existing character of the host dwelling. Moreover, the extension would retain the character of the property by featuring similar materials to the existing dwelling and it would not appear out of place within its context. The extension would be set back from the front elevation of the host dwelling and would not appear unduly prominent within the street scene of Avisford Park Road.

The proposed front porch would have a pitched roof and it would be finished in materials to match the existing dwelling. The enclosed porch would be 1.9m deep x 2.6m wide with a maximum ridge height of approx. 3.7m. The porch would be limited in scale and would integrate well with the host dwelling and it would not be visually obtrusive within the street. Given the size and scale of the porch, the existing variation within the wider street scene and that the porch would reflect the character and appearance of the host dwelling, the porch would not result in harm to the character or appearance of the dwelling or street scene.

It is stated in the Arun Design Guide (ADG) that front extensions should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials. Front extensions should be no deeper than 1.5m. Whilst it is noted that the front porch would exceed the guidance, with a depth of 1.9m, it is noted that the difference would be minimal, and given the porch is significantly set back (approx. 19m) from the street and is well integrated with the dwelling, the depth is acceptable in this instance. Furthermore, the street scene of Avisford Park Road is varied in nature and the front porch is of a scale similar to a porch that could be constructed under permitted development; therefore, the porch is acceptable.

The proposal would not adversely impact the visual amenity, or the character of the area. The proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

#### 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 respond to existing elevations through the size and positioning of doors and windows.

The side extension would be sited to the eastern flank of the host dwelling. Given the siting of the proposed side extension, the side and rear extension would not appear overbearing or result in loss of light to the neighbouring dwellings.

Fenestration (a door and a window) are proposed within the side (eastern) elevation of the extension. The proposed fenestration would have an outlook of the existing fence and side garden amenity. Additionally, the extension would be set in from the eastern boundary by 1m and given the size of the

window and the ground floor siting, the window would not result in unacceptable overlooking.

The fenestration proposed along the front and rear elevations of the dwelling will have an outlook of the front and rear garden amenity of the property and will not result in any overlooking impact.

Given the spacing between the front porch and neighbouring properties and the size and scale of the porch, the porch would not result in any overbearing or overshadowing effects to neighbouring properties.

The proposal would not adversely impact residential amenity as it would not appear overbearing, result in overshadowing nor overlooking to neighbouring properties. The proposal is in accordance with policies D DM1 and D DM4 of the ALP.

#### DRAINAGE

The site in the Lidsey Wastewater Treatment Catchment Area has a history of flooding and any surface water added to this system should be assumed to increase flood risk. It is noted that the drainage engineers have recorded their objection to the proposed works.

The proposed side/rear extension would replace existing structures to the side (east) of the dwelling and would be of a size and scale which would not be dissimilar to an extension which could be constructed permitted development as it is set back from the principle front elevation of the dwelling. The front porch extension would be of a size and scale which would not be dissimilar to a porch which could be constructed under permitted development. Given the limited increase in floor area, for the reasons outlined above, the proposed development would not increase the chances of flooding elsewhere in the district and the proposal is therefore in accordance with policy W DM2 of the Arun Local Plan.

#### PARKING

The Parking SPD outlines that garages should measure 3m x 6m to accommodate a vehicle. The garage measures approx. 2.7m in width x 3.6m in depth and therefore is not of a sufficient depth to accommodate a vehicle. As such, the loss of garage is acceptable in this instance. The application site is located within Parking Zone 1 and as per the Arun Parking Standards, the dwelling both as existing and proposed is required to provide two parking spaces.

The demolition of the existing garage is acceptable as it would not result in any further loss of parking provision on site in this instance. Additionally, the site is able to accommodate sufficient off-street parking within the site and is acceptable.

#### 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.

<b>HUMAN RIGHTS ACT</b>
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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 and documents:

Site Plan 326/01 Rev A.

Proposed Plans 3450/04 Rev 01.

Proposed Elevations 450/05 Rev 01.

Biodiversity Enhancement Statement. (received - 21-03-25).

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 materials and finishes of the external walls and roof of the side extension and front porch hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with Arun Local Plan policy D DM1.

- 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. 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.