

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

REF NO: WA/29/21/HH

LOCATION: The Greenway
West Walberton Lane
Walberton
BN18 0QS

PROPOSAL: Erection of rear extension and installation of front and rear dormers.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension and the installation of front and rear dormer windows to main dwelling.
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RELEVANT SITE HISTORY

WA/52/11/	Single storey extension to form sun room and rear hall, two storey extension to form family room, bedroom and en suite shower room	ApproveConditionally 26-07-11
WA/31/98/	Proposed new first floor bay window.	ApproveConditionally 22-07-98
WA/60/97	Two storey extension, single storey extension, garage	ApproveConditionally 06-02-98
WA/46/07/	Change of Use of land to north west of The Greenways and adjacent to D94 to enable formation of new vehicular access onto D94 to rear of the property. (Departure from the Development Plan)	ApproveConditionally 25-07-07

REPRESENTATIONS

Walberton Parish Council - No Objection.

No representations received from nearby occupiers.

Engineers (Drainage) Comments - The application is within the Lidsey Treatment Catchment, therefore

surface water drainage design should be carefully considered. Infiltration must be fully investigated.

This condition is not considered reasonable due to the ability to construct a permitted development extension of a similar size which would have the same effect on drainage.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Outside Built-Up Area (Countryside)

Tree Preservation Order

Area of Special Control (Adverts)

HRA Buffers (SD10)

Lidsey Treatment Catchment

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 2017 HP13](#) 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

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and Policy HP13 of the Walberton Neighbourhood Development 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 property is a two storey detached dwelling to the north of West Walberton Lane. The property is constructed of brick with a pitched tile roof. There are 2 attached garages to the north west corner of property and set back from the main building. The neighbouring properties are Abbeyfields to east and Little Burndell to west. The area is residential in character with properties of mixed of designs set back from West Walberton Lane.

The single storey rear extension will be to the north east side of property. It will infill the north east principal elevation of dwelling. Due to the siting at rear of property it will not be visible from the street scene so will not adversely impact street scene or character of surrounding area so complies with policy D DM1 of the Arun Local Plan and Policy HP 13 of Walberton Neighbourhood Development Plan.

Whilst the rear extension is quite tall for a single storey development, the extension eaves height are still subservient to main dwelling and the design visually integrates with existing building so complies. The proposal will have a width of approximately 14.85m and depth of approximately 3.87m. The height to flat roof will be approximately 4.02m. The proposal will have 2 sets of twin doors on the north elevation facing garden to rear (north east). One set of the doors will have small windows above and the other set will be surrounded by 4 windows. There will be 4 new windows on the north elevation of extension facing garden to rear and 4 new windows with brick window surrounds on the east elevation facing garden to east.

The materials seem to match existing dwelling and consist of brickwork walls, glazed windows and doors so comply with policy D DM1 and D DM4 of the Arun Local Plan.

The new dormers will be to the front (south west) and rear (north east) roof elevations. There will be two new dormers to front (south west) and three new dormers to rear (north east). The dormers to front will be highly visible from street scene however due to the property being set back from West Walberton Lane by around 17.37m to front boundary the development will have restricted impact on views and not cause adverse harm to the street scene. The siting of the dormers to rear will not be visible from street scene or surrounding area so will not adversely impact character of area so will comply.

The dormer windows design to front (south west) are 2 smaller Dormers and 1 larger Dormer. They have a pitched roof design so are in-keeping with existing property roof design so will comply. The 2 dormers to rear (north east) are smaller in size and are in keeping with the existing property roof design so will comply.

The materials match the existing dwelling so will comply with policy D DM1 and D DM4 of the Arun Local Plan and Policy HP13 of the Walberton Neighbourhood Development.

Arun recently adopted a Design Guide. It states that development should be subservient to the main dwelling and this complies in terms of size and scale. It states whilst rear extensions are less visible from the street, can however have significant impacts on neighbouring amenity in terms of privacy and overshadowing. It states that in detached houses, keeping single storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. The extension will pass this test so is acceptable. It also states that Dormers should be a minor incident in the roof plane and made of sympathetic to the existing or original building materials. The Dormers seem to be similar materials to existing building so comply. Also it states they are located symmetrically and centrally on a roof, without being overly dominant or out of proportion and/or style to the original structure. The two dormers layout at front are symmetrical at front and the three Dormers layout at rear also is acceptable.

RESIDENTIAL AMENITY

The rear extension will have a width of approximately 14.85m and depth of approximately 3.87m. The height to flat roof will be approximately 4.02m. Due to siting at rear (north east) of property there is some risk to increased overshadowing or overbearing effects to neighbouring property Abbeyfields to east however the gap of 8.92m remaining to east boundary and being at single storey reduces effects of overshadowing or overbearing effects so is acceptable.

There is a new window on the east elevation of the extension. Whilst this increases risk to overlooking to Abbeyfields, the gap of 8.92m remaining to east side boundary and location of existing boundary fence reduces impact of overlooking effects to east.

The new windows and doors on the north elevation of extension increases risk to overlooking to Abbeyfields to east however the siting of existing boundary fence to east and being at single storey reduces effects of overlooking to east. Due to the large gap of around 75.9m remaining to rear boundary there is no harm to adverse overlooking to neighbouring properties to north.

The dormers will be sited to the front and rear of the property. Due to the siting at front (south west) there is increased risk to overlooking to neighbouring properties however due to the principal elevation of dwelling sited in front of the existing building line to neighbouring properties to east and west there is no harm to overlooking to neighbouring properties to east or west. Due to the location of West Walberton Lane to south there are no direct neighbours to south so no risk to adverse harm to overlooking to south.

The dormers on the rear roof elevation increases risk of overlooking to neighbouring property Abbeyfields to east however due to siting of the existing dwelling it is positioned in line with building line to east so will not cause adverse harm to overlooking to neighbouring property to east so is acceptable.

The development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings. This is largely due to the scale of the proposed development and the separation distance from these extensions, and neighbouring dwellings.

The application is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan and the Arun Design Guide.

SUMMARY

The development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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:
Location and Block Plan
Proposed Plans and Elevations - (only insofar as it relates to extensions to the dwelling and does not include the garage as agreed by the agent on 14-6-21).
Existing Plans and Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.

- 4 INFORMATIVE: The site is located in the Lidsey Drainage area. It is recommended that infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water

drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.