

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

REF NO: WA/36/20/HH

LOCATION: Murroes
Dairy Lane
Walberton
BN18 0PT

PROPOSAL: Demolition of porch and erection of new, single storey side addition, single storey side/rear addition.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to perform significant extensions to the host dwelling, this involves the demolition of the existing porch and the construction of a single storey side extension, and a single storey side to rear extension.

REPRESENTATIONS

Parish Council - No objection.

- No objection providing the flint will match that of the existing.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

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
SDSP2	SD SP2 Built-up Area Boundary

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

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, 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 proposal seeks to perform various extensions to the host dwelling. The host dwelling is the Southern half of a semi-detached dwellings. The proposed extensions are to the Eastern, Northern and Western elevations of the host dwelling. These are a flat roofed rear extension, a porch extension, and a pitched roof front extension respectively. The host dwelling sits far back within its plot, bordered to its street facing elevation by high boundary treatment. As such, there will limited views of the proposed development from the public realm. The proposal is considered to have no significant impact upon the character of the locality as a result of this.

The proposed rear extension is considered to be an acceptable addition to the host dwelling, this is as a result of its modest scale and use of materials to match the existing dwelling. This element of the proposal is at a maximum height of 3.1m, which is 4.5m lower than that of the host dwelling, as such, it is considered to appear subservient to, and well integrated with the host dwelling. The proposed extension to the existing Western projection is considered to appear well integrated with the host dwelling.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan. This is due to the fact that the proposed extensions are considered to appear subservient to the host dwelling, and well integrated with its physical form, this is also helped by the use of matching materials to the host dwelling. Furthermore, the lack of views of the extensions from the public realm mitigates any harmful impact of the proposal on its locality.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overshadowing or overbearing impact upon the occupiers of neighbouring dwellings. This is due to the boundary treatment present within the area, and the scale of the proposed development. The proposed rear extension is sited 1m from the Northern boundary of the application site, and is bordered by hedging of which is approximately 3m high. It is considered that any harmful impact the extension would have upon the occupiers of this neighbouring dwelling is mitigated as a result of this hedge. The proposed development is not considered to result in any loss of privacy to occupiers of neighbouring dwellings, resultant of its

single storey nature.

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

SUMMARY

The proposed 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

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:

 - Plans - 20/C05 - 3b - March 2020
 - Plans - 20/C05 - 2c - March 2020
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved

in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken on site, and compared with winter tests taken at a neighbouring property (with an appropriate safety factor applied). Tests should be at the location and depth of the proposed infiltration 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 on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

- 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.