

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

REF NO: WA/38/21/HH

LOCATION: 1 Orchard Terrace  
The Street  
Walberton  
BN18 0PH

PROPOSAL: Erection of rear extension. This application may affect the character and appearance of the Walberton Village Conservation Area.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The proposal is for a single storey flat roofed rear extension measuring 3.17m deep by 7.2m wide and 2.64m high.

**RELEVANT SITE HISTORY**

|          |                                                                   |                                  |
|----------|-------------------------------------------------------------------|----------------------------------|
| WA/25/71 | Garage And Parking Space Turn On Site And Shared Vehicular Access | ApproveConditionally<br>09-06-71 |
|----------|-------------------------------------------------------------------|----------------------------------|

**REPRESENTATIONS**

Walberton Parish Council - No Objection

**CONSULTATIONS**

**CONSULTATION RESPONSES RECEIVED:**

Conservation Officer - No Objection

1 Orchard Terrace forms part of an attractive terrace of five properties. The front elevation is a mixture of red brick and lighter yellow string coursing/decoration. It also has three decorative chimneys with chimney pots. The property is located within the Walberton Village Conservation Area.

The design of the proposed extension is simple in appearance and would not detract from the rear elevation of the building. The facing brickwork will match those on the existing rear elevation, which is also positive. Further, the location of the extension is such that it cannot be seen from The Street and as a result, it will not harm the conservation area.

The application is considered to not cause harm to the significance of the heritage assets.

**POLICY CONTEXT**

Designation applicable to site:  
 Within Conservation Area  
 Within Built Up Area Boundary  
 Building of Character

## 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                                                |
| HERDM2 | HER DM2 Locally Listed Buildings or Structures of Character |
| HERDM3 | HER DM3 Conservation Areas                                  |
| HERSP1 | HER SP1 The Historic Environment                            |

Walberton Neighbourhood Plan Policy 2017 HP13 Design Guidance

Walberton Neighbourhood Plan Policy 2017 VE4 Conservation Areas and Areas of Special Character

## SUPPLEMENTARY POLICY GUIDANCE:

SPD13 Arun District Design Guide (SPD) January 2021

## CONCLUSIONS

### PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, 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. Policy VE4 is also of relevance to the application. The proposal complies with these policies.

### DESIGN AND VISUAL AMENITY

The host dwelling is an end of terrace 2 storey dwelling with brick elevations and flat roofed single storey side extension. The proposal will be to the rear of the property and will not be readily visible from the street scene and the wider area due to its limited height and siting and will not have an impact on the character and appearance of the area.

The development has a maximum height 2.6m which is below the roof level of the existing rear extension, the maximum length of the extension is 7.2m which brings the total projection in line with the rear elevation. The single storey extension uses materials which are similar to the host dwelling and is of good design, due to these factors the extension is considered to appear subservient to, and well integrated with the host dwelling.

As a result this proposal is not considered to result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

## HERITAGE ASSET CONSIDERATIONS

The site lies in a Conservation Area and the proposal would have no adverse impact on the character and appearance of the area. The new development would preserve and enhance the special character of the area by providing a structure that is in keeping with the appearance of the area and which does not dominate the street scene in accordance with policy HER DM3 of Arun Local Plan.

The NPPF requires Local Planning Authorities to identify and assess significance of a Heritage Asset that may be affected by proposals (paragraph 190). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.

Paragraph 197 of the NPPF requires the balancing of proposals which affect the significance of non-designated Heritage Assets, having regard to the scale of the harm. It is not considered that the proposal would cause harm to the significance of the Heritage Asset. Consequently, the balancing exercise required to be undertaken as part of this paragraph of the NPPF is not required.

The proposals have sought to minimise the impact of the proposals on the significance of the designated Heritage Assets and make a positive contribution to local character as required by para 192(c) of the NPPF which states Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

The proposed rear extension will not harm the significance of the heritage asset and is considered to preserve the appearance of the Conservation Area and accords with HER DM2 and HER DM3 of the Arun Local Plan and the NPPF.

## RESIDENTIAL AMENITY

The extension is at the rear of the property and due to the design considerations such as materials, roof height and window locations, it is proposed to be well integrated into the host dwelling.

The single storey extension would be linked to the neighbouring single storey addition and would not result in a loss of privacy or adverse overbearing onto the neighbouring properties due to the position and single storey nature of this extension.

As such, 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 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.

## CIL DETAILS

This application is CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

## 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 Plan  
Block Plan 5091/5  
Elevations 5091/3  
Existing Ground Floor Plan 5091/2  
Proposed Ground Floor Plan 5091/1

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 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing building.

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