

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

REF NO: WA/3/21/HH

LOCATION: Ashogle
Eastergate Lane
Walberton
BN18 0BA

PROPOSAL: Single-storey rear extension.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

This application seeks to construct a single storey rear extension at the south elevation of the property.

The materials used to construct this extension will be similar to those used at host dwelling. The walls will be constructed from face brickwork, the roof will be a GRP flat roof membrane behind the parapet. The windows will be white UPVC framed casements and the doors will be white aluminium framed sliding patio doors.

The extension will sit 7.62m to the eastern boundary, 30.75m to the south and 11.29m to the western boundary.

At the side elevation (west) the extension is proposed to be 4.46m in length with a height of 2.83m. There will be two windows located at this elevation both measuring 1.18m in height with a length of 0.65m. At the rear elevation the extension will be 4.7m in length with a height of 2.81m. Patio doors will be constructed here looking out to the rear, these will measure 2.89m in length with a height of 1.9m. At the side elevation (east) the extension will be 4.08m in length with a height of 2.85m. Doors will be located here measuring 2.43m in length with a height of 1.9m.

RELEVANT SITE HISTORY

WA/4/19/HH	Alterations to the approved detached garage/store to be used as a detached garage/annex to the main dwelling (Retrospective)	ApproveConditionally 03-04-19
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REPRESENTATIONS

No objection from Parish Council.
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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

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

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be 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 proposal will be to the rear and will not be visible to from the street scene or the wider area and therefore have no impact on the character and appearance of the area.

The development has a maximum height 2.85m, which meets the east elevation of the host dwelling. It

matches existing walls, windows and doors of the host dwelling, although the roof profile will differ to main dwelling it will be well-integrated. Due to these factors, the extension is considered to appear subservient to, and well integrated with the host dwelling.

The proposal does not 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.

RESIDENTIAL AMENITY

The single storey side extension doesn't have a significant impact on neighbouring properties due to it's position away from the boundary. The proposal has significant boundary distances at all elevations ranging from 30.75m at the south to 7.62m at the east. Due to these significant boundaries there will be minimal impacts by way of overshadowing/overbearing effects on any neighbours due to it's boundary and single storey nature.

With regard to potential for loss of privacy there are no openings proposed that provide any overlooking into neighbouring properties.

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

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 3053-02
 - Plans 3053-01 A
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 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.