

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

REF NO: WA/3/22/HH

LOCATION: Farlings
Avisford Park Road
Walberton
BN18 0AP

PROPOSAL: Erection of single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to construct a single storey rear infill extension that is approx. 3.7m in width, approx. 4.1m in depth and approx. 3.4m in height.
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RELEVANT SITE HISTORY

WA/65/15/HH	Demolition of utility room & kitchen & erection of new kitchen/utility with first floor bedrooms above.	ApproveConditionally 23-12-15
WA/60/95	Extension to existing dwelling	ApproveConditionally 31-10-95

REPRESENTATIONS

Walberton Parish Council - No Objection.

3 No. neighbour representations in support:

- Great addition to the property
- Fits well within the curtilage
- Substantial plot size, efficient use of land

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Arun District Council - Drainage Engineers:

Given the scale of the proposed development and based on the assumption that the increase in impermeable area may be considered equivalent to what may be achieved under permitted development, the documents supplied as part of this application have not been assessed. We would stress the need to consider properly and bring to the applicant's attention, surface water disposal,

especially in the Lidsey Treatment Catchment.

POLICY CONTEXT

Designation applicable to site:

Built-Up Area Boundary.

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)

[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

CONCLUSIONS

PRINCIPLE

In this case, the key policy considerations are D DM1 & D DM4 of the Arun Local Plan (2011-2031), HP13 of the Walberton Neighbourhood Development Plan and section M of the Arun design guide.

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. In this instance, the proposal complies with policy HP13.

The Arun Design Guide was adopted with Section M relating to householder extensions. This section sets principles for high quality development design for extensions and introduces the 45 and 60 degree rules. The 60 degree rule applies to single storey rear extensions on semi detached dwellings and aims to minimise the effect of overbearing designs and prevent excessive obstruction of sightlines.

DESIGN AND VISUAL AMENITY

The host dwelling is a two storey detached dwelling with a substantial plot size. The proposal seeks to construct a single storey rear infill extension at the south-eastern corner of the property. The proposal is approx. 3.7m in width, approx. 4.1m in depth and approx. 3.4m in height. The scale and siting of the rear extension is such that it would not extend beyond the existing rear (south) or side (east) elevations. The proposal is subservient to the host dwelling and visually integrated in its design, boasting matching materials to those found on the existing dwelling. The scale, siting and design of the extension are appropriate and complimentary. There are no views of the extension from the street scene as it is to the rear of the property and as such, there are no impacts on the street scene. The design is attractive and compliments that of the existing dwelling, as such it is in character with the locality.

Therefore, the proposal complies with policies D DM1 & D DM4(a),(e) of the Arun Local Plan and HP13 of the Walberton Neighbour Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The siting of the proposal is such that the neighbour dwelling to the east (Southover) is susceptible to amenity impacts. The scale of the proposal is small and there is retention of 1m to the eastern site boundary which is then met by the neighbour property Southover. The boundary treatment is comprised of a fence and trees/ foliage. The single storey nature of the proposal at a height of 3.4m, separation of the extension to the eastern site boundary and boundary treatment limits adverse impacts on Southovers amenity. The proposal does not obstruct 60 degree neighbouring sightlines from the rear of Southover and as such, there are no significant adverse impacts by way of overbearing or overshadowing on the neighbouring property Southover.

The proposal features rear and side glass doors face face the rear of the property and the side (east). The rear facing doors provide no adverse impacts by way of overlooking due to substantial rear garden retention at approx. 30.2m and being at ground floor level. The side facing glass doors are met by a boundary fence and trees/ foliage at ground floor level and as such, also provide no adverse impacts by way of overlooking.

By virtue of not being overbearing, overshadowing or overlooking, the proposal is in compliance with relevant policies D DM1(3) & D DM4(c) of the Arun Local Plan and Section M of the Arun Design Guide.

SUMMARY

The scale of the proposed development is acceptable and the proposal incorporates an attractive design without unacceptably harming the character of the area in compliance with relevant development plan policies. As such it 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.

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:

 - Proposed Elevations and Block Plan 2022/03
 - Proposed Floor Plan 2022/04
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.