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

REF NO: **WA/40/14/HH**

LOCATION: Brookfield Farm
Eastergate Lane
Walberton

PROPOSAL: Extension to South elevation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The extension to the south of Barn Cottage measures approximately 11m in length, approximately 7m in depth and approximately 5.4m in height. Materials to match existing. A metal outbuilding will be demolished in its place and measures approximately 9m in length, approximately 3.4m in width and approximately 5m in height.
SITE AREA	Approximately 840 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	To front, brick walling and the rear of an existing corrugated steel building combining at over 2m in height. Hedging also visible along the front boundary and further to the east near the site access at over 2m in height. Wooden picket fencing to sides and rear at approximately 1.5m in height.
SITE CHARACTERISTICS	A cottage-style dwelling which is linked attached to Brookfield Farm Barn to the north. It has flint and brick elevations and a hipped roof with brown plain roof tiles. There are rooflights on the front and rear roofslopes of the building. Paddocks are situated to the north and east of the site.
CHARACTER OF LOCALITY	Predominantly rural in character, there is a cluster of residential development at Brookfield Barn and surrounding properties being generally dispersed and relatively isolated from one another. Fields and farmland abound in the area.

RELEVANT SITE HISTORY

WA/47/13/CLE	Application for Certificate of Lawfulness for an existing use of The Barn as two units of residential occupation	Approve 13-12-2013

REPRESENTATIONS

Representations received:

Walberton Parish Council

No objection.

One letter of objection.
*The proposed extension is in reality almost a new building with elevations out of keeping with the locality - a farm.
*Window overlooking Eastergate Lane are undesirable.
*A 2 storey building detracts from the buildings around - mostly one floor farm cottage style.
*It is considered to be an inappropriate application to build a new 4 bedroom house, not a cottage extension.
*This farm has gradually over the years transformed into a business. This has resulted in an increase in traffic and there are numerous horses entering and exiting the Farm.

Comments on Representations received:

Comments noted. In response to the letter of objection, the proposed extension would have flint/brick elevations and plain roof tiles to match the existing property and so it is considered to be in-keeping with its farm/rural setting. The proposed rooflight facing Eastergate Lane is comparatively small when set against the size of the roofslope and is acceptable in its appearance. The proposed extension is considered consistent with the form of Barn Cottage with rooms in the roof of the building but with the overall appearance of single storey development. The proposed extension would not result in a 4no. bed dwelling as the submitted floor plans show 2no. bedrooms. The residential extension would not result in a material increase in traffic generated at the site due to its subservient nature and scale to the dwelling.

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water
Comment
A formal application is required for a new connection to the public foul sewer to be made by the applicant or developer. Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Comments on Consultation responses:

Comments noted. A suitable Informative is recommended to highlight this advice from Southern Water.

POLICY CONTEXT

Designation applicable to site:
Outside the Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings
Publication Version of the Local Plan (October 2014):	C SP1 Countryside	
	D DM1 Aspects of Form and Design Quality	
	D DM4 Extensions and Alterations to Existing Buildings (residential and non-residential)	
	ECC DM1 Renewable Energy	
	ECC SP1 Adapting to Climate Change	
	D SP1 Design	

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE
The site is located outside the built up area boundary where the principle of new development is unacceptable. In such locations, extensions and alterations to residential buildings will not be permitted, unless the proposal complies with policies DEV19 and GEN7.

DESIGN AND VISUAL AMENITY
This application seeks planning permission for an extension south of Barn Cottage. The extension would provide additional space for 2no. bedrooms, living room, dining room and an ensuite/WC. One of the bedrooms is situated within the roofspace of the extension and this follows the form of Barn Cottage. Despite the second storey in the roof, the extension still appears single storey in nature and faithful to the cottage design of the existing dwelling.

A sizeable corrugated steel outbuilding at approximately 5m in height which is located close to the southern boundary where it fronts Eastergate Lane will be removed in the process. It is considered that the removal of this unsightly building which is of considerable visual presence in the street scene is of material benefit to the application, provided that the proposal is acceptable in design and residential amenity terms.

The proposed extension will extend to the south of Barn Cottage and come within close proximity to the southern boundary where it will be easily seen in the street scene. However, the extension will not be unduly prominent on account of its dimensions which ensures that it remains visually subservient to the host property and a ridge height that is below Barn Cottage and significantly below that of Brookfield Farm Barn to the north. It is therefore considered to comply with relevant policy DEV19(ii) of the Arun District Local Plan.

There will be approximately 1m of the extension seen above the front brick walling before the roof of the extension slopes away from this boundary so as to acceptably reduce its massing in such close proximity to the road.

The use of flint/brick elevations and plain roof tiles to match the property will ensure that the extension remains sympathetic and in-keeping with the property. It also means that its design including the green oak framed porch will acceptably assimilate in to the rural character and farmyard setting of the site and the surrounding area without causing any harm to visual

amenities.

The proposal is therefore considered to be acceptable in design and visual amenity terms and so it complies with policies GEN7(ii) and DEV19(i),(ii) of the Arun District Local Plan.

RESIDENTIAL AMENITY
The extension is situated at comfortable distances away from the immediately neighbouring properties of Brookfield Farm Barn and Stable Cottage which make up Brookfield Farm so as to not cause any overbearing or overshadowing effects. A single rooflight in the side (west) elevation of the extension facing on to Stable Cottage is comparatively small and angled upwards at approximately 6m away and so is not considered to cause any unacceptable overlooking or loss of privacy on to this or any other property.

It is considered that the proposal is acceptable in residential amenity terms and so complies with policies GEN7(iv) and DEV19(iii) of the Arun District Local Plan.

It is therefore recommended that the application be approved, 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 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, a neutral impact 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.

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: drawing number 2013/03/07 (Location and block plans), 2013/03/01 (Existing elevations), 2013/03/02 (Existing building to be demolished), 2013/03/03 (Proposed extension - ground floor plan), 2013/03/05 Rev A (Proposed extension - elevations) and Proposed extension - elevations 2 of 2 all submitted with the application form dated 06-08-2014.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

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

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

4 INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.

5 INFORMATIVE: Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Due to surface water inundation issues in the Lidsey Catchment, the applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development". The applicant should look to protect the public sewerage system from inundation and infiltration, which contributes to flooding in unfavourable conditions. Further advice can be given by Southern Water in this regard.