

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

REF NO: WA/41/22/HH

LOCATION: Aylings Cottage
West Walberton Lane
Walberton
BN18 0QF

PROPOSAL: Removal of existing rear projection and erection of single storey rear extension. This application affects the character and appearance of the Walberton Green Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to erect a single storey rear extension that is to be 3.8m in depth, 11.7m in width and 2.7m in height, following the removal on an existing rear projection.

REPRESENTATIONS

Walberton Parish Council - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Committee - Recommendation:

- Owed to the set back nature of the neighbour dwellings, there is a chance the side elevations of the rear extension could be visible from the street in the future.
- The CAAC would prefer the East and West elevations of the extension be recessed from the host dwellings side elevations so as to conceal them from view, leaving an attractive catslide roofed flank elevation of the main building as the dominant, uncompromised, feature.

Arun District Council Drainage Engineers - comments:

- The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated.
- If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere. The application of this condition is expected and acknowledged by the applicant in their Drainage Statement.

Southern Water - A formal application is required where a new connection to the foul sewer is proposed.

OFFICER COMMENTS:

CAAC - Visibility of the side elevations of the proposed rear extension is minimal and will preserve the character and appearance of the Conservation Area. This has been recommended but is not necessary in this instance.

Drainage - Condition and informative added with approval from the applicant.

Southern Water - No new connection to the foul sewer is proposed in this application.

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
WDM3	W DM3 Sustainable Urban Drainage Systems
HERDM3	HER DM3 Conservation Areas

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
SPD2	Conservation Areas

CONCLUSIONS

PRINCIPLE

In this case, the key policies D DM1, D DM4, W DM3, D SP1 & HER DM3 of the Arun Local Plan, HP13 of the Walberton Neighbourhood Development Plan and section M of the Arun design guide. Additionally, paragraphs 194 & 195 of the NPPF regarding Heritage Assets are also relevant.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. Aspects relevant to this application include: Character, Appearance, Impact, 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 W DM3 regards Sustainable Urban Drainage Systems. It aims to increase the levels of water capture and storage and improve water quality. Stating that all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

Policy D SP1 of the Arun Local Plan regards the design of new development and states that it should be informed by sustainable design and should reflect the characteristics of the existing site and the locality in which it is situated. Characteristics relevant to this proposal include scale, massing, character, materials, finish, and architectural details.

Policy HER DM3 relates to Conservation Areas. Stating that alterations should be sensitively designed,

constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area.

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 would not have any significant effect on the character of the area as it is sited to the rear of the property. As such, it complies with policy HP13.

Arun has adopted a Design Guide which provides detailed guidance that helps to raise design standards across the district. Section M states that development should respond to the distinctiveness of their host dwelling and surroundings in terms of scale, massing, materials, and protect the amenities of occupants and neighbours. Section M also illustrates the '60- and 45-degree rules'. These rules refer to the 60- and 45-degree sightlines from neighbouring viewpoints and aims to prevent adverse obstruction of sightlines and loss of sunlight. The 60-degree rule specifically considers single storey rear extensions.

DESIGN AND VISUAL AMENITY

The proposed rear extension is to be single-storey, 3.8m in depth, 11.7m in width and 2.7m in height. It is to feature a flat top roof design with eaves of the West elevation at 2.2m and 1 No. roof light central to the roof. The scale of the proposal is moderate relative to the host dwelling but remains visually subservient. It is also to feature appropriate materials matching those found on the existing dwelling. These are to be colourwash brickwork and matching roof tiles. The proposal is visually integrated.

Given the siting to the rear of the host dwelling, there are minimal to no views of the proposal from the street. It will have a limited and non-adverse visual impact on the street. Additionally full width flat top rear extensions can be found on properties nearby. It is not out of character within its locality.

The proposal is compliant with relevant Development Policies D SP1, D DM1(1)(14)(15) & D DM4(a)(b) of the Arun Local Plan and Section M of the Arun Design Guide.

NEIGHBOURING RESIDENTIAL AMENITY

The host property features a large curtilage and forms part of an irregular building line. the host dwelling is separated from the East and West side site boundaries by 1.1m and 5.1m, respectively. There will be no intersection of 45-degree light accessibility lines on any neighbour dwellings and as such, it will give no rise to any adverse impacts by way of overshadowing. Owed to the siting of the host dwelling and its neighbours, it will also not intersect any neighbouring rear 60-degree sightlines, as such it will also give no rise to any adverse impacts by way of overbearing.

The proposal includes 4 No. rear bi-fold glass doors and 2 No. rear facing windows. These are to be at ground floor level and lookout to the rear amenity space. As such, they give no rise to any adverse impacts by way of overlooking.

The extension will feature 1 No. side facing window on the West elevation. This is to be at ground floor level at will look out to the side amenity space and boundary treatment. It will not give any rise to adverse impacts of overlooking on any neighbouring properties.

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

HERITAGE

Paragraph 194 of the NPPF requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The proposal site is within the Walberton Green Conservation which has been correctly identified within the Heritage Statement.

Paragraph 195 of the NPPF requires the Local Planning Authority (LPA) to identify the Heritage Assets significance and consider the impact upon the heritage assets related to the application. The Walberton Green Conservation Area is part of an attractive village with no distinct centre. It is characterised by visually impressive individual buildings with distinct attractive boundary treatment including hedging and flint walls. This proposal will have no harm on the significance of the character of the Heritage Asset as it will be of an integrated design and have minimal to no views from the wider street scene.

The proposal remains visually subservient and sympathetic to the host dwelling, featuring matching materials and being on an appropriate scale. It does not seek to alter any significant features of the host dwelling nor detract from the character of the area and remains in character with the locality.

The proposal is compliant with relevant Development Plan Policy HER DM3 of the Arun Local Plan and key paragraphs 194 & 195 of the NPPF.

DRAINAGE

This application site is within the Lidsey Treatment Catchment Area. As such, the surface water drainage design should be carefully considered and infiltration must be fully investigated. Recommended conditions and informatives have been applied per the ADC drainage engineers comments. These are to ensure the development is compliant with policy W DM3 of the Arun Local Plan.

SUMMARY

The proposal is compliant with relevant Development Plan Policies, key paragraphs of the NPPF and additional Design Guidance. As such, it 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 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 (Sheet 2 of 3).
- Proposed Floor Plan & Site Plan (Sheet 1 of 3).

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. Winter groundwater monitoring to establish highest annual ground water levels and winter 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 in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm

event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

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 groundwater table in support of the design. The applicant is advised to discuss the extent of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's 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.