

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

REF NO: WA/43/20/HH

LOCATION: 9 Long Mead
Walberton
BN18 0QG

PROPOSAL: Extend length of existing porch by 2 square metres, move exiting gate in line with porch and add security fence panel. Add three low panel to existing wall.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONSWalberton Parish Council:
No objection to the application.

One letter of objection that the proposal is out of keeping with the character and appearance of the area and its open plan nature.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Engineers Comments Regarding Surface Water Drainage:

No objection and no drainage condition required.

POLICY CONTEXTDesignation applicable to site:
Lidsey Treatment Catchment
Within the Built Up Area Boundary
WSCC Mineral Consultation Area**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:**

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, 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 relates to extensions and alterations to buildings and how they should comply with the character of the host dwelling and the character of the area generally.

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 fencing will be visible within the street scene, due to its siting to the front of the property. The fencing is approximately 1.8m high, directly abutting the neighbouring driveway. The area is predominantly host to either open plan frontages, or low boundary fencing.

Whilst the proposed fencing is not considered to be a positive feature as it encroaches upon the street scene and goes against the open plan nature of Long Mead and surrounding area, they could be erected under the permitted development rights. As a result permission as part of this application cannot be refused as doing so would mean taking permitted development rights away.

The proposed extension to the porch given its location will be visible from the street scene. However it is an extension of an existing porch and given its replicated design and limited size it will have an acceptable impact on the character of the host dwelling and the street scene as such it is considered to be in compliance with D DM4 of the Arun Local Plan and policy HP13 of the Walberton Neighbourhood Development Plan.

RESIDENTIAL AMENITY

The application is not considered to give rise to any adverse harm upon residential amenity of adjoining occupiers due to its minor scale of the proposed extension to the porch.

SUMMARY

For the reasons outlined above the application 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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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:
 - Elevations BA6
 - Proposed Floor Plans BA5
 - Floor Plan BA4
 - Block Plan
 - Location Plan
 - Photographs and Photomontages

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.