

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

REF NO: WA/44/22/HH

LOCATION: Westing House
Barnham Lane
Walberton
BN18 0AZ

PROPOSAL: Removal and erection of detached garage and single storey rear extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to the removal and replacement of an existing detached garage, and to erect a single storey rear extension that is approx. 4.5m in depth, 7.85m in width, and 2.8m in height.
----------------------------	--

REPRESENTATIONS

Walberton Parish Council - No Objection.

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.

Southern Water:

- Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.
- It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
- Due to surface water inundation issues in the Lidsey Catchment the applicant is advised to adopt, where appropriate, the measures set out in the table "Practical measures to reduce the potential impacts of development". The developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

OFFICER COMMENTS:

Drainage - Agreed.

Southern Water - Noted. Informatives applied.

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 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

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 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. These characteristics include layout, landscaping, density, mix, scale, massing, character, materials, finish, and architectural details.

Policy HP13 of the Walberton Neighbourhood Development plan states that where new development would influence 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.

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 replacement detached garage is to be 5.1m in width, equal to that of the existing, but approx. 5.6m in depth which is an approx. 0.6m increase. This replacement garage would also feature a pitched roof design that reaches a peak height of approx. 4.5m with eaves at

approx. 2.4m. The scale of the replacement garage is similar in footprint with a higher roof. The scale of the detached garage is visually subservient to the host dwelling and is to be constructed from materials matching those found on the existing dwelling. The pitched roof also matches the pitch of the host dwelling.

The replacement detached garage would be visible from the front and therefore, would be a visual alteration to the wider street scene. This is not an adverse visual impact on the wider street scene.

The proposed single storey rear extension is to be approx. 4.5m in depth, 7.85m in width, and 2.8m in height. The scale of the rear extension would be visually subservient and integrated with the host dwelling, featuring a flat roof design and matching materials to those of the host dwelling.

The proposed rear extension is not out of character within its locality and is not visible from the wider street scene.

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

NEIGHBOURING RESIDENTIAL AMENITY

The proposed replacement garage would feature a significant increase in height of approx. 2.2m to feature its pitched roof design. The neighbouring property, 1 The Bungalows, is set back from Westing House and the siting of the detached garage is such that the height of the roof would be a noticeable visual change at the front of the property. There exists soft boundary treatment including a tree between the two properties which would obscure the view of the detached garage to a degree. However, the garage would cause some level of overshadowing and overbearing on the front elevation at 1 The Bungalows. The levels of overshadowing and overbearing impacts are not significantly adverse and as such, are not grounds for refusal.

This detached garage provides no new viewpoints and as such, gives rise to no adverse impacts by way of overlooking.

The proposed rear extension is of a scale that does not intersect any 60- degree or 45- degree sightlines/light accessibility lines and as such, gives no rise to any adverse impacts by way of overbearing or overshadowing on any neighbour dwellings. There are to be multiple new viewpoints to the rear of the extension however, they look out to the rear amenity space and give no rise to any adverse impacts by way of overlooking.

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.

SUMMARY

The proposal is compliant with relevant Development Plan Policies 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) submitted: 06/05/22.
 - Location, Block & Proposed Floor Plans (Sheet 1 of 3) submitted: 06/05/22.
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: If a new connection is made to the public foul sewer, a formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 4 INFORMATIVE: It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

- 5 INFORMATIVE: Advisory - Due to surface water inundation issues in the Lidsey Catchment, the applicant is advised to adopt, where appropriate, the measures set out in the table "Practical measures to reduce the potential impacts of development". The developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.
- 6 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.