

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

REF NO: WA/46/22/HH

LOCATION: Snetterton
West Walberton Lane
Walberton
BN18 0QS

PROPOSAL: Proposed detached garage / store.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seek to construct a detached garage with store area to side.

RELEVANT SITE HISTORY

WA/6/21/HH	Remove of existing double garage, proposed single-storey extension & revised fenestration.	ApproveConditionally 05-03-21
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REPRESENTATIONS

Walberton Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC Drainage Engineers - Advice.

The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated.

Conditions have been suggested and will be added to this permission so that surface water drainage can be controlled to a satisfactory level.

POLICY CONTEXT

Built up area boundary.

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:

NPPG National Planning Practice Guidance
 NPPF National Planning Policy Framework
 NPPDG National Design Guide

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy HP13 of the Walberton Neighbourhood Development Plan and Part M of the Arun Design Guide are of relevance.

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.

DESIGN AND VISUAL AMENITY

The garage will be located to the northwest of the site, behind the host dwelling to a rear corner of the back garden. It will be located 37m back from the highway. It is proposed to construct the garage using materials which match the host dwelling and to a scale with is appropriate when compared to the built form already on site.

By reason that the garage will be located behind the host dwelling, well away from the street frontage it will have limited impact on the character of the host dwelling or the wider area. Furthermore, due to the use of appropriate materials it is afforded visual integration. Its simplistic flat roof design and appropriate scale provide subservience to the host dwelling.

Part M, of the Design Guide refers to householder extensions and states extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. The proposed detached garage achieves this, with the addition appearing well integrated and sympathetic in design to the host dwelling.

As a result, this proposal will not result in an adverse appearance on the street scene or result in a harmful impact upon the host dwelling, and as such, is accords with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and Policy HP13 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

The building will be located 1m adjacent to the north-western boundary and 2.4m from the north-eastern

boundary of site. To these boundaries there is a significant high hedge completely blocking views of neighbouring properties. The garage will be built to an overall height of 3m reducing to 2.5m above ground level, the ground level to Snetterton is approx. 900mm lower than its neighbours.

As a result of the significant screening to the site and the proposed garage's small scale no adverse impact will result from being overbearing or overshadowing.

In terms of overlooking, only a garage door and pedestrian door are proposed. These will face towards the house and highway, as such no negative impact will arise.

The proposed development is in accordance with policies D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development accords with relevant development plan policies and as such 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.

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:

- Location and Block Plan 003
- Elevations and Section 002
- Elevations and Floor Plans 001

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, (plus40%) 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 extend 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.