

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

REF NO: WA/48/22/HH

LOCATION: Kelsey
Eastergate Lane
Walberton
BN18 0BA

PROPOSAL: Installation of a front entrance porch and covered way, single storey rear extension, two storey pitch roof side extension, conversion of roofspace to habitable use with gable end roof and a detached summer house to rear.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a two storey side extension, a single storey rear and front extensions and an ancillary building to the rear garden of the property.

RELEVANT SITE HISTORY

WA/26/22/HH	Installation of a front entrance porch and covered way, single storey rear extension, two storey pitch roof side extension, conversion of roofspace to habitable use with gable end roof, detached carport and a detached summer house to rear.	Refused 29-04-22
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REPRESENTATIONS

Parish Council - No objection.

1 Letter of support:
- Unobtrusive and aligns with other extensions in the road.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

The Council's Drainage Engineers - Please apply condition relating to Surface Water Drainage.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary.

Lidsey treatment catchment 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:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

In this case, the key policy considerations are deemed to be D DM1, D DM4 & ENV DM4 of the Arun Local Plan and 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 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.

Policy ENV DM4 is for the protection of trees and seeks to protect trees identified as TPO'd, within a protected landscape or of a high amenity value.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, side extensions should also be subservient to the host dwelling and respect the space between buildings and front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

DESIGN AND VISUAL AMENITY

It is proposed to construct a two-storey side extension, 3.3m in width, a single storey mono-pitched front extension, 1.8m in depth, and a single storey rear extension and covered area, 4.2m deep running across the rear of the existing and proposed building. The rear extension and covered area will have a mono-pitched roof. An ancillary building is also proposed. The site sits on the boundary of the built-up

area.

Due to its siting, there will be views of the proposed two storey and single storey front extensions available from the public realm. The two-storey extension has been designed to include a ridge and eaves line to match the existing building. The single storey front extension has an appropriately pitched roof and although built forward of the primary elevation, has a scale far smaller than the host dwelling. All extensions are to be built from materials which match those already found on the host dwelling. Overall, the extensions are afforded good visual integration with the host dwelling and are built to a scale which is respectful of the larger plot on which the property sits. For these reasons there is no significant harm to the character of the host dwelling, or its locality from the proposed extensions.

The rear extension will not be visible from the road and will not affect the character of the area. By reason that it is a single-storey extension, significantly smaller in scale than the host dwelling and located to the rear of the property it will be subservient to the host. It is also proposed to convert the existing loft space and the only external alteration will involve the provision of 3 rooflights to the front elevation. There will be limited impact from these works.

Solar panels have been proposed to the rear elevation. The provision of renewable energy sources is supported by Policy ECC SP2 which permits schemes subject to their overall design quality. The proposed panels will not unacceptably harm the design of the building as they are subservient to its overall scale and design and well-integrated into the fabric of the property and as such they accord with Policy ECC SP2.

The proposed garden outbuilding has been designed to fit to the angled shape of the boundaries. It will have a flat roof with a maximum height of 2.9m and be brick built. It will replace an existing shed. By reason that it will be located to the rear of the host dwelling and as it is to be built to an appropriate scale it does not compromise the character and appearance of the wider area.

The design and visual amenity of the proposed scheme accords with policies D DM1(1) and D DM4(e), Part M of the Arun Design Guide, and HP13 of the Walberton Neighbourhood Plan in that its design, scale and massing are an appropriate form of development which will not negatively impact the host dwelling or wider area.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any harmful overbearing or overshadowing impact upon the occupiers of nearby dwellings. This is because of the siting of the proposed development, being sited 1m away from the western boundary, and there being a large separation distance between Kelsey and the neighbour to the west. A rear garden length between the rear extensions and the outbuilding of over 13m will be retained as amenity space. The proposed ancillary building has been built with a flat roof to minimise any overbearing effects on the properties to the rear which have significant rear garden lengths. As such, the proposal is not considered to result in any overbearing nor any overshadowing effects.

In terms of overlooking, all proposed fenestration will either be to the ground floor where it is generally accepted that overlooking will not occur or will be at first floor and achieve views already obtainable by the host dwelling, as such no negative impact from overlooking will occur.

Therefore, the proposed development is in accordance with 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.

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

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:

 - Proposed Block Plan and Location Plan 11
 - Proposed Elevations 05
 - Proposed 3D images 09
 - Proposed Floor Plans 04
 - Proposed Garden Room 08
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 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies D DM4 of the Arun Local Plan.
- 4 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.

- 5 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.

- 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.