

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

REF NO: WA/49/19/HH

LOCATION: Southwood Lodge
West Walberton Lane
Walberton
BN18 0QS

PROPOSAL: Replacement of two flat roofs with pitched roofs and cladding to the upper elevations including juliette balcony to north elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council

No objection to this application.

No representation from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Drainage engineers:

Apply condition and informative.

It is not considered that the condition is necessary as a the proposal does not result in any increase in footprint.

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary
Area of Special Control
WSCC Mineral Consultation

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

CSP1	C SP1 Countryside
DDM1	D DM1 Aspects of form and design quality

DSP1 D SP1 Design

DDM4 D DM4 Extensions&alter to exist builds(res and non-res)

[Walberton Neighbourhood Plan Policy 2017 HP13](#) Design Guidance**PLANNING POLICY GUIDANCE:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for roof and cladding alterations to an existing section of the property. The proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM1 of this plan. In this case, the key policy considerations are deemed to be D DM1 of the Arun Local Plan (2011-2031) and Policies HP13 of the Walberton Neighbourhood Development Plan.

Policy CSP1 of the Arun Local Plan sets out development will be permitted in the countryside where it is in accordance with other policies in the Plan which refer to a specific use or type of development.

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 locality.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy HP13 of the Walberton Neighbourhood Plan outlines development which would have an effect on the appearance or character of the surrounding area must be of a high quality of design and must contribute to local character by creating a sense of place appropriate to its location. The Parish has two conservation areas and other visually sensitive points.

DESIGN AND VISUAL AMENITY

The applicant seeks to replace two flat roofs with pitched, add a Juliet Balcony and cladding to a section of the dwellinghouse. The pitch will raise the roof an additional 2.25m and is considered to represent an enhancement to the appearance of the property. It is noted that the proposed development is to be built below the existing roof height and as such subservient to the host dwelling. The proposed roof alterations sited to the rear of the property are not considered to have a significantly detrimental impact upon the character of the wider locality.

As such the proposal is in conformity with policies D DM1 and D DM4 of the Arun Local Plan and HP13 of the Walberton Neighbourhood Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significantly harmful impact on the residential

amenities of neighbouring occupiers. This is as a result of its siting and scale allowing no significantly harmful overshadowing of the occupiers of West Walberton Lane. The proposed Juliette balcony is not deemed to provide views into the rear and gardens of neighbouring dwellings. Thus, the impact on residential amenity is considered acceptable. The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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

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:

- Site and Location Plans - 0049/SK-30 - May 2019
- Proposed Roof Plans and Sections - 0049/SK-12 - May 2019
- Proposed Elevations - 0049/SK-11 - May 2019
- Proposed Works and Cladding - 0049/SK-10

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.