

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

REF NO: WA/51/21/HH

LOCATION: 5 North Pound
Walberton
BN18 0PZ

PROPOSAL: Erection of single storey rear extension, open porch, part garage conversion and full flat roof re-roofing along with internal alterations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a single storey rear extension, open porch, part garage conversion and full flat roof re-roofing along with internal alterations.

The materials used to construct this proposal will be similar to those used on the host dwelling. The walls will be brickwork and the roof will be fibreglass built up roof. The windows and doors will both be white UPVC to match the existing.

The proposal will be 15.19m to the eastern boundary, 2.84m to the north and 8.18m to the west.

At the front elevation the porch will be constructed which will have a height of 2.96m and length of 1.53m, the garage conversion will also see two additional windows added to it.

At the side (south) elevation the porch and rear extension can be seen. At the side (north) elevation the porch can also be seen, there will be doors added to the host dwelling here to replace the existing window.

At the rear elevation the rear extension will be located here, there will be doors and windows located here which looks to the rear garden.

REPRESENTATIONS

No comments from Parish Council.

No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

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 2019-2031](#) Design Guidance
[HP13](#)

PLANNING POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan. Policy HP13 of the Walberton Neighbourhood Development Plan is of relevance and is referred to below.

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.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the front and rear of the dwelling and will have no harmful views to the street scene and the wider area, so will have minimal impacts on the character and appearance of the area. Although the proposal will be seen from the street scene at the front elevation, due to the use of matching materials on the extension to the host dwelling, there will be no harmful impacts.

This development uses similar materials to what is existing on the host dwelling such as the walls, roof, windows and doors and these are all of good design. Due to these factors, the extension is considered to appear subservient to, and well integrated with the host dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and within the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

The proposal doesn't have a harmful significant impact to neighbouring properties due to the significant boundaries around the host dwelling. Due to this, there will be no significant harmful impact caused by this proposal.

The openings which are proposed will not result in any harmful impacts to any neighbouring properties. This is due to the single storey nature of the extension and the boundary which there is at the rear. As a result, there will be no harmful overlooking or overbearing impacts where there are openings at the rear and side elevation.

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

ENGINEERS COMMENTS

Given the scale of the proposed development and based on the assumption that the application may be considered equivalent to 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. If you would like a formal analysis of the application, with likely recommendations for pre-commencement conditions, then please get in touch within two weeks of this consultation, in the absence of a reply we will assume one is not required.

SUMMARY

The 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:

- Block and roof plans 05A
- Proposed elevations 04A

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:** Given the scale of the proposed development and based on the assumption that the application may be considered equivalent to 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.

- 4 **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.