

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

REF NO: WA/55/26/HH

LOCATION: Woodfield House  
Arundel Road  
Fontwell  
BN18 0SD

PROPOSAL: Single storey side and rear extension, single storey front porch extension, following demolition of existing side and rear extension.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION As above.

**REPRESENTATIONS**

Walberton Parish Council - No response received.

1 letter of objection received from nearby occupiers, summarised:

- Boundary dispute stating that the red line boundary shown on the plans is incorrect and should align with the centre line between Glenroy and Woodfield House.
- Loss of light impacts
- The proposal should not rely on construction access from the neighbouring flat roof
- The boundary wall could be constructed using red brick to match the neighbouring conservatory, avoiding the future maintenance associated with rendered and painted finishes.

**OFFICER COMMENTS**

Comments noted. Boundary disputes and potential access to private land or damages do not form part of a planning permission consideration, and as such cannot be taken into account. It is acknowledged that the applicant has signed Certificate A of the submitted application form. Should the land within the red line be outside of the ownership of the applicant, this could invalidate any planning permission. The objection relating to loss of natural light is addressed in the Conclusion section of the report.

**CONSULTATIONS**

**CONSULTATION RESPONSES RECEIVED:**

Drainage Engineers - Objection raised in relation to runoff destination and extreme rainfall and flooding.

**POLICY CONTEXT**

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 and alter to exist builds (res and non-res) |
| WDM1 | W DM1 Water supply and quality                               |
| WDM3 | W DM3 Sustainable Urban Drainage Systems                     |

**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****DESIGN AND VISUAL AMENITY**

The site comprises a two storey, semi-detached dwelling. Planning permission is sought for the erection of a wrap-around rear and side extensions, replacing the existing single storey side and rear projections. The proposal also includes the construction of a new front porch.

The side and rear extension would constitute a total wrap-around, set in line with the rear and side flanks of the existing extensions proposed for demolition. The existing recessed section of the rear building line would be developed as part of the proposal, resulting in a linear rear and side elevation.

The rear and side extension element of the proposal, while equal in footprint (other than the recessed section), would be 0.4m greater in height than the existing extension, at 3m. The existing pitched roof, serving the covered area on the east elevation, would be removed and incorporated into the side extension. While the pitched roof element is positive, adding interest and variety to the host dwelling, the new flat roof would appear a more logical choice, allowing the proposed extension to flow sympathetically around the dwelling. The extension would be served by a rooflight, set subtly away from the edge of the roof profile to both the side and rear.

In terms of compliance with the Arun Design Guide (ADG), the side and rear extensions are compliant with the necessary depths and distances to side boundaries, as well as resultant rear garden depth. Flat roof form, while not entirely typical of locality, can be seen on extensions and garages nearby. The materials proposed would match those existing, ensuring the side and rear extensions appear congruous and subservient.

The proposed porch would extend 0.6m beyond the relevant part of the front elevation, in line with the existing projection, compliant with ADG guidance. The inclusion of a pitched roof is positive, sympathetic to the existing pitched roof at the front of the property and would reflect the design of nearby dwellings.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

**NEIGHBOURING RESIDENTIAL AMENITY**

The host dwelling has neighbours to the east and west. The easterly neighbour, (The Clovers) would not be impacted by the proposal, as the works would be screened entirely by the existing outbuilding along the eastern boundary of the host dwelling.

The neighbour to the west (Glenroy) has a similar rear extension as proposed at the host dwelling.

Currently, the neighbouring extension is taller than that proposed for demolition at the host dwelling; the proposed extension would be similar or equal in height to the neighbouring extension. Given this, and the fact the neighbouring dwelling has a deeper rear building line (conservatory extension), there would be no undue harm by way of overbearing or overshadowing.

In terms of overlooking, the side and rear extensions are single storey. As such, the only views available would be of the rear garden and outbuilding, resulting in no harm to neighbouring amenity by way of overlooking.

The proposed porch would be set well within the site boundaries and would be modest in depth and bulk, resulting in no harm by way of overbearing or overshadowing.

The proposed porch extension would accommodate a front door, resulting in no impact by way of overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

#### **LIDSEY TREATMENT CATCHMENT AREA**

The application site lies within Lidsey Wastewater Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk in the locality.

The proposed rear and side extension would largely replace existing built form. The proposal would infill a recessed part of the rear elevation and would extend over existing hardstanding. As a result, the development would lead to only a limited increase of approximately 10sqm in impermeable surfacing and would not materially increase the risk of surface water flooding either within the site or elsewhere. Furthermore, it is noted that a small, single storey rear extension could be constructed to infill the gap between the existing projection and stepped element under permitted development, albeit with a minor gap between the projections.

It is noted that the Council's Drainage Engineers have raised an objection to the proposal. However, given the limited increase in impermeable area, the proposal would not materially increase the chances of flooding elsewhere in the district. On balance, the proposal is therefore in accordance with ALP policies W DM1 and W DM3.

#### **SUMMARY**

The development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

|                         |
|-------------------------|
| <b>HUMAN RIGHTS ACT</b> |
|-------------------------|

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.

### 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 drawings:  
  
Location Plan LOC  
Existing and Proposed Block Plan BLK C  
Proposed Floor and Roof Plans 03 D  
Proposed Elevations 04 D  
  
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.
- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:  
  
This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.  
  
Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable

development, as set out within the NPPF.