

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

REF NO: WA/59/18/HH

LOCATION: 27 Pound Road
Walberton
BN18 0PU

PROPOSAL: Single storey rear & side extensions, new front porch, new door to ground floor east elevation & loft conversion

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development seeks to erect a single storey rear & side extensions, new front porch, new door to ground floor east elevation & loft conversion. The rear extension would provide a wrap around addition linking to the existing side utility and WC. The proposed roof element would provide a twin pitch gable dormer addition to the roofs' east elevation. This would provide for a bedroom and ensuite with two side windows.

BOUNDARY TREATMENT Open aspect to the road frontage to approximately 1.8m. Mix of hedging and fencing to others.

SITE CHARACTERISTICS Semi Detached 2 storey set in a modestly sized plot.

CHARACTER OF LOCALITY Predominately a residential area with properties of varying style and design, fronting roadways. Open frontages with similar distances from the site frontages to roadway.

RELEVANT SITE HISTORY

WA/64/85	Erection Of 6ft High Panel Fence To Replace 7ft-8ft High Hedge Abutting Public Footway On Part Eastern Boundary	ApproveConditionally 30-09-85
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council
The parish council has no objection.

No neighbour representations have been received.

CONSULTATIONS

Engineering Services Manager
Engineers (Drainage)
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Southern Water - No objection . Informative suggested
Council's Drainage Engineer (Drainage and Coastal) - No objection. Standard condition suggested

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary

[Walberton Neighbourhood Plan Policy 2017 HP13](#) Design Guidance

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The principle of development is acceptable within the built up area boundary in accordance with policy SD SP2 of the Arun Local Plan subject to accordance with relevant development plan policies. The key policy considerations in the determination of this application are deemed to be D SP1, D DM1, D DM4 Local Plan, Policy HP13 of the Walberton Neighbourhood Plan and guidance within the National Planning Policy Framework.

DESIGN AND VISUAL AMENITY

The rear and side wrap around feature of the proposal is considered to allow the development to appear well integrated with the host dwelling, a subservient addition to the rear and side of the dwelling. The porch addition also appears in proportion without detracting from the appearance of the dwelling in the surrounding street scene.

The proposal for the loft conversion was amended to replace the gable dormer and flat roof design with a double valley pitch gable addition to the east roof elevation. The gable addition appears to be set at the existing ridge height although is it set up from the eaves and set in from the principle elevation. It is considered to be in proportion to the existing roof form and would reflect the more modest scale of dormers in Pound Road. It is considered not to adversely impact upon the street scene character.

NEIGHBOURING RESIDENTIAL AMENITY

Whilst the proposal features an additional window to the second storey bedroom, the window would not provide views into surrounding properties by virtue of the separation distances and the orientation of the roof with surrounding development. The single storey nature of the side and rear extensions together with nature of and distance to boundaries together with absence of windows facing the boundary with 25 Pound Place mean that there will be no unacceptable adverse impact by way of overlooking or over bearing effects.

SUMMARY

In summary, the proposed development is deemed to accord with the relevant development plan policies and as such is recommended for approval subject to condition.

HIGHWAY SAFETY AND PARKING

The proposed rear extension and alterations would lead to an increase in the number of bedrooms from 3 to 4. From an assessment of the plans and the Officers site visit it is considered that there would still be sufficient parking to serve the development.

The existing access, to the front of the site, would continue to be used. Therefore it is considered that no highway safety issues would occur as a result of the proposed development.

HUMAN RIGHTS ACT

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:
-1616/01B;04B;05B;06B dated 3rd October 2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM4 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing building.

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

- 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.