

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

REF NO: WA/60/21/HH

LOCATION: 2 Nash Way
Walberton
BN18 0QQ

PROPOSAL: First floor extension, mono pitch roof to front and rear with re-built porch. Cladding to first floor walls

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to construct a first floor extension, mono pitch roof to the front and rear with a re-built porch at 2 Nash Way.

The materials used to construct this proposal are similar to those used on host dwelling. The walls will be brickwork and composite cladding and the roof will be interlocking tiles, the windows on this proposal will be UPVC casements.

The proposal will be 9.07m to the northern boundary, 6.68m to the south and 0.4m to the western boundary.

At the rear elevation the two storey extension has a height of 7.05m and length of 3.35m, there is one window at the first floor and one window at the ground floor. At the front elevation the porch is here and has a height of 3.91m and length of 5.96m. The rear extension is seen here and has a height of 6.94m and length of 3.42m, there is one window at the first floor here.

At the side (east) elevation the porch is seen and has a height of 3.84m and length of 2.84m. The rear extension is also seen and has a height of 3.35m and length of 1.09m. Cladding to the first floor walls will be constructed to the dwelling at all elevations.

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 significant 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 significant harmful impacts.

This development uses similar materials to what is existing on the host dwelling such as the walls, roof and windows and these are all of good design. Although there will be cladding on the walls at the first floor where there isn't cladding existing, the cladding will not result in any harmful impacts and will be integrated well. 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. The boundaries range from 9.07m at the north to 0.4m at the west, although the boundary at the west is small, there are no openings at this proposal that will cause any harmful overlooking to overbearing impacts.

The first floor extension has windows at the front and rear elevations. At the front elevation there is a window at the first floor, this window will not cause any significant harmful overlooking impacts to the street scene at Nash Way. The boundary is significant of 9.07m and the window is in a similar position to the existing windows at front elevation on the host dwelling. The window at the rear elevation on the first floor of the two storey extension again will not result in significant harmful impacts due to the boundary of 6.68m and there are windows in similar positions on the host dwelling at the first floor which will gain similar views to the proposed.

The re-built porch at the front elevation will not result in any harmful impacts to neighbouring properties. This is due to the boundary and single storey nature. Due to the porch being re-built from what is existing the impact of the proposed porch will not have a significant impact on the street scene.

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

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:

- Location and proposed plans P01
- Proposed plans P02

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 building hereby permitted shall match in colour and texture those of the existing buildings.

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun 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.