

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

REF NO: WA/72/18/HH

LOCATION: Falling Foss
West Walberton Lane
Walberton
BN18 0QS

PROPOSAL: Single storey extension & detached annexe

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed development seeks to replace an existing outbuilding forward of the front elevation, with a detached annexe. Additionally, it seeks to construct a front, single storey extension, to be used as a utility room.
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RELEVANT SITE HISTORY

WA/71/11/	Renewal of unimplemented planning permission WA/66/08/ - Removal of existing roofs: new pitched roof incorporating existing flat roof extension & higher ridgeline: insertion of dormers & veluxs front & back: internal & external adaptations to suit	ApproveConditionally 29-09-11
WA/66/08/	Removal of existing roofs: new pitched roof incorporating existing flat roof extension & higher ridgeline: insertion of dormers & veluxs front & back: internal & external adaptations to suit	ApproveConditionally 02-12-08
WA/40/04/	Garage & Storage	ApproveConditionally 22-06-04
WA/70/02/	Bedroom and sitting room extension	ApproveConditionally 06-12-02
WA/11/01/	One shed stained green 3.64m x 2.43m x 2.43m high	Approve 06-04-01

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council

Parish Council - No objection, subject to the imposition of a condition tying the annexe to be occupied solely for purposes ancillary to the host dwelling.

2 representations received from occupiers of neighbouring dwellings:

1 letter of no objection.

1 letter of objection.

- The proposal may exacerbate the issue of surface and subsurface water movement.
- It is difficult to visualise the extension blending in with the neighbouring dwellings.
- The trees should be retained and suitable foliage should be planted around the prefab as a screen.

CONSULTATIONS

Southern Water Planning

Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers - Please apply ENGD2b and ENGd4A.

Southern Water - Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. They advise that the following informative be added to the notice:

"A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>."

OFFICERS RESPONSE TO CONSULTATIONS

Responses noted, the relevant conditions are considered to be necessary and will be applied.

POLICY CONTEXT

Designation applicable to site:

Outside of built up area boundary

DEVELOPMENT PLAN POLICES

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

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

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 extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan (2011-2031) and Policy HP13 of the Walberton Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside, and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (as this development is in accordance with D DM4).

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.

DESIGN AND VISUAL AMENITY

The proposed front extension, due to its siting is visible from the street scene. Whilst the proposal is considered to compromise a change to the appearance of the host dwelling, it is not considered to have a significantly detrimental impact on its character. This is as a result of its modest scale allowing the proposal to not appear as a prominent or obtrusive feature. Additionally, the front extension does not extend beyond the front elevation of the host dwelling, due to its current configuration, it meets this front elevation. Resultantly, the front extension is considered to resonate with the appearance of the host dwelling, and appear well integrated with it.

Whilst there are available views of the proposed annexe from the street scene, it is not deemed to have a significantly detrimental impact on the established spatial pattern, or visual amenity of the area. Whilst the proposed outbuilding is an increase in floor area of 49.96%, it is not considered to appear unduly dominant within the residential plot, or the street scene. This is predominantly due to the large intervening foliage that lies between the street and the application site together with the fact that due to the absence of a pavement most of the traffic will be vehicular. Additionally, the proposed single storey aspect, materials and modest largely open scale of the development allow it to remain subservient in appearance, and sympathetic in style to the host dwelling.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan. Additionally, Policy HP13 of the Walberton Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant impact on neighbouring residential amenity. This is because the proposed extensions do not result in the annexe being any closer to the closest neighbouring dwelling to the West, nor does the front extension. The proposed windows on the annexe are not considered to result in a loss of privacy to adjacent dwellings, as a result of intervening boundary treatment, and even if this was not present, the windows are all at first floor level.

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

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 & Block Plan - 08/059-005 - Rev. A
- Floor Plan as proposed - RP-08-08-2018-V0 - Rev. 3
- Ground Floor Proposed - 08/059-002 - 29/06/2018
- House Extension Elevations - 08/059-003 - 29/06/2018
- Annexe Elevations Proposed - MC-29-06-2018-V0 - Rev.2

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, roof and joinery of the development hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 The annex accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Falling Foss, West Walberton Lane as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy D D M1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 5 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDs Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactory drained in accordance with polices W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

- 6 The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development

run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1 and W DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

- 7 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.