

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

REF NO: WA/73/18/HH

LOCATION: 2 Parsons Walk
Walberton
BN18 0PA

PROPOSAL: Front porch & enclosure for wood burner. This application affects the character & appearance of the Walberton Village Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Front porch and enclosure for wood burner

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council

No objection

Conservation Area Committee

No objection

CONSULTATIONS

Conservation Officer

Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

None received

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Within Conservation Area

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
SDSP2	SD SP2 Built-up Area Boundary
HERDM3	HER DM3 Conservation Areas

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD2	Conservation Areas
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CONCLUSIONS

PRINCIPLE

The application site is located within the built up area boundary, where the principle of development is acceptable subject to accordance with the relevant development plan policies, as stated in SD SP2 of the Arun Local Plan. In this case, the key policies are deemed to be D DM1, D DM4 and HER DM3 of the Arun Local Plan. Additionally, HP13 and VE 4 of the Walberton Neighbourhood Development Plan.

POLICY

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 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.

Policy VE 4 of the Walberton Neighbourhood Development Plan and HER DM3 of the Arun Local Plan state that proposals that adversely affect the setting of the two Conservations Areas will not be supported.

DESIGN AND VISUAL AMENITY

The proposed development will be visible within the street scene. The development would appear in character with the street scene and surrounding environment owing to the design and scale of the proposal which is considered to maintain the character of this dwelling. The character of the Conservation will, as a result, be preserved. It appears well integrated and sympathetic in appearance in relation to the residential plot. The proposed development is considered to be in accordance with policies D DM1, D DM4 and HER DM3 of the Arun Local Plan and HP 13 and VE 4 of the Walberton Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan, in that it will have no significantly harmful impact on the residential amenities of the occupiers of adjacent dwellings.

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

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:

Proposed Roof plan dwg. MK/1819/900/6 Rev A
Proposed Elevations plan dwg. MK/1819/900/2 Rev B
Proposed Floor plan dwg. MK/1819/900/4
Sections drg: MK/1819/900/7 Rev A

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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed structures hereby permitted have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the visual amenity of the Conservation Area in accordance with policy HER DM3 of the Arun Local Plan.