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PO188SU

Date: 18th June 2019

Please ask for: Zac Denton

Tel: 01903 737500 x37447

Your Ref:

Our Ref: PAA/52/19/

Dear Sir/Madam,

### **Pre-Application Advice**

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Single storey side extension with pitched roof.  
2 The Ridings Fontwell West Sussex BN18 OSB

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I write regarding the above matter and your enquiry received on 1st May 2019.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

From the details submitted I understand that you propose to erect a side extension on the Western elevation of the host dwelling.

### **DESCRIPTION OF SITE**

The host dwelling is a two storey, detached building, in a prominent location on the entrance to 'The Ridings'. There is 1.8m high close board boundary fencing bordering the side and rear of the host dwelling.

### **AMENITY**

Planning Policies and Central Government Advice support the efficient and effective use of land. 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.

It is noted that the plans feature multiple options, the one addressed will be the proposal in the 'top-left' of plan 'General arrangement for discussion - DD/TR/1.0' showing a pitched roof, but a lower ridge height than other option shown. The lower ridge height option is considered to be the preferable one, as the larger proposal is considered to be overly high and dominates the host dwelling.

The pitched roof of the preferable option is considered to have more design merit, and better integrate with the host dwelling, than the flat roofed option. Of the options assessed, the flat roof option, and the higher ridge height option are considered to be inferior to the referenced pitched roof proposal.

The proposals scale, and proximity to the access path of 'The Ridings' is noted, as it could be considered that it appears overbearing to this access path. However, there is a portion of this area that will be glass, allowing the visible section of the extension to have a more open, and light appearance within the street scene. With regard to neighbouring residential amenity, on inspection of the submitted documentation, it is not considered that there will be any significantly harmful overbearing or overshadowing impact upon the occupiers of neighbouring dwellings. With regard to overlooking of, or loss of privacy to, adjacent occupiers, it does not appear that there will be any significant loss of privacy to the occupiers of neighbouring dwellings, as whilst there are windows on these elevations, the majority of them are at a high level, or, can be conditioned to be obscure glazed and fixed shut if required.

**RELEVANT POLICIES** - the following policies are considered relevant to your proposal:

Arun District Local Plan 2011-2031

|                       |                                                         |
|-----------------------|---------------------------------------------------------|
| <a href="#">DDM1</a>  | D DM1 Aspects of form and design quality                |
| <a href="#">DDM4</a>  | D DM4 Extensions&alter to exist builds(res and non-res) |
| <a href="#">DSP1</a>  | D SP1 Design                                            |
| <a href="#">SDSP2</a> | 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 |

## CONCLUSION

Based on the above comments I conclude that were an application for planning permission be submitted it would be likely to be approved subject to the design of the materials used, and fenestration details.

## FOLLOW UP MEETING

If you require a follow up meeting to discuss this pre-application and advice, you will need to forward a written request together with a fee for £30.

## MAKING AN APPLICATION

If you decide to proceed with making an application you will need to quote the reference number for this advice in the pre-application advice section of the relevant application form. This will ensure that the application receives priority and a speedy validation process.

**You will need to submit the following documentation/information with your application to meet the National Validation Requirements:**

Completed and Signed Application Form  
Ownership Certificate and Agricultural Land Declaration  
Correct Fee  
Location Plan (1:1250)  
Site /Block Plan (1:500)  
Elevations (Existing and Proposed)  
Floor Plans (Existing and Proposed)  
Roof Plans  
Environmental Impact Statement

Please note that the council has a Householder Local Validation Requirements List and you should refer to it before submitting your application. Failure to provide all the necessary information will result in your application be treated as incomplete and will delay validation of the application.

You must consider the Flood Risk and Lidsey Foul Water Treatment Catchment Area requirements when submitting your application.

You should be aware that any advice given by the Council in relation to pre-application advice will be based on the case Officer's professional judgement and will not constitute a formal response or decision of the Council with regard to any future planning applications. Any views or opinions expressed are given without prejudice to the consideration by the Council of any formal planning application which will be subject to wider consultation and publicity. Although the case officer may indicate the likely outcome of a formal planning application, no guarantees can or will be given about the decision that will be made on any such application. Any further correspondence will be at the Case Officer's discretion depending on the nature of the further enquiry. It may be necessary to submit a further pre-application advice request. Please note this advice only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations or ordinary watercourse consents. You will need to carry out your own checks to determine whether any other consents or permissions are required.

I trust this is of assistance to you.

Yours faithfully



Neil Crowther  
Group Head of Planning