

PILKINGTON TOWN PLANNING LTD

Elm Cottage
Dairy Lane
Walberton
BN18 0PT
27/07/1

Dear Sirs

Re: Single Storey Rear Extension

Elm Cottage, Dairy Lane, Walberton, Arundel, west Sussex BN18 0PT

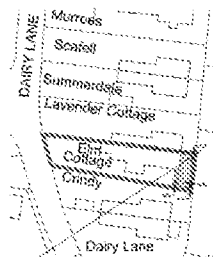
1.0 Background

- 1.1 Elm Cottage is one of several Victorian semi-detached cottages in Dairy Lane. The cottages are unusual in that their gardens are mainly to the side and front with a much smaller garden to the rear. Nearly all of the cottages have been extended in varying forms over the years. Most of these extensions and alterations relate to single storey structures often screened entirely from view by high roadside hedges and fences. The attractive streetscape of these cottages is maintained by the first floor elements which are the most prominent above the extensive use of roadside privacy screening. Elm Cottage is particularly hidden from view. Only part of the roof and a glimpse of part of the first floor is visible even in winter as the clipped beech hedge retains its brown leaves over the winter months.



Elm Cottage from Dairy Lane

- 1.2 Two cottages, Dairy Lane Cottage (WA/12/91) and Crindy (WA/3/91) lie immediately to the south and both have conservatory extensions covering the rear gardens. Crindy's conservatory is of similar size to the extension now proposed at Elm Cottage. A more recent sizable brick side extension has been permitted at Scafell (WA/56/16/HH).



2.0 **The Proposal**

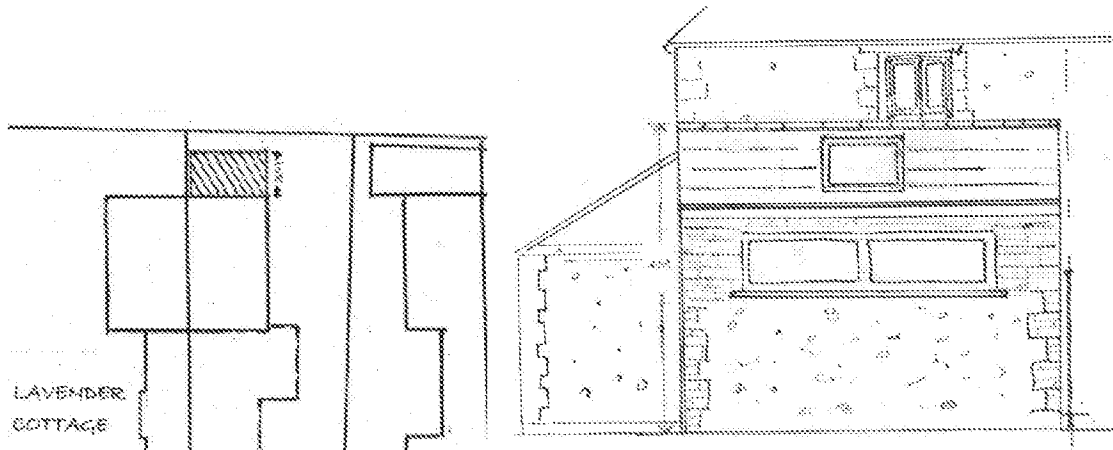
- 2.1 The proposed single storey rear extension provides an en-suite bedroom at ground floor level. The applicants have 3 elderly parents in their 80's and 90's and there is a real potential that there will be a need to provide care on a long term or short term respite basis. The provision of a ground floor bedroom and bathroom has been made in Dairy Lane Cottage, Crindy and Lavender Cottage. This arrangement provides the opportunity to provide a robust functional layout for the lifetime of the dwelling by allowing flexibility for intergenerational living, young or old.

3.0 **Planning Policy**

- 3.1 The NPPF 2018 Section 12 provides guidance on "Achieving well-designed places." The Development comprises the recently adopted Arun Local Plan 2011-2031 and the Walberton Neighbourhood Plan.
- 3.2 The NPPF July 2018 paragraph 11 contains the presumption in favour of sustainable development. On matters of design, paragraph 126 stresses the importance of consistent and high quality standard of design including the use of design guides. However it also states that "their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified."
- 3.3 With regard to function, paragraph 127 seeks to ensure developments a) function well over the lifetime of the development and e) and optimise the potential of the site...."
- 3.4 The Development Plan comprises the recently adopted Arun Local Plan 2011-2031 and the Walberton Neighbourhood Plan 2015-2035.
- 3.5 Relevant policies of the Arun Local Plan 2011-2031 include: D DM1 Aspects of Form and Design Quality, D DM4 Extensions and Alterations to Existing Buildings, D SP1 Design. Policy D DM1 has 13 criteria of which the most relevant to the proposal are 1.character, 2.appearance and attractiveness, 3.impact and 5.adaptability.
- 3.6 The Walberton Neighbourhood Plan 2015-2025 does not contain any additional policies in relation to residential extensions. Regarding built form there are policies relating the protection of buildings and structures of character as well as Conservation Areas but the application site does not lie in a Conservation Area and is not a Building of Special Character.

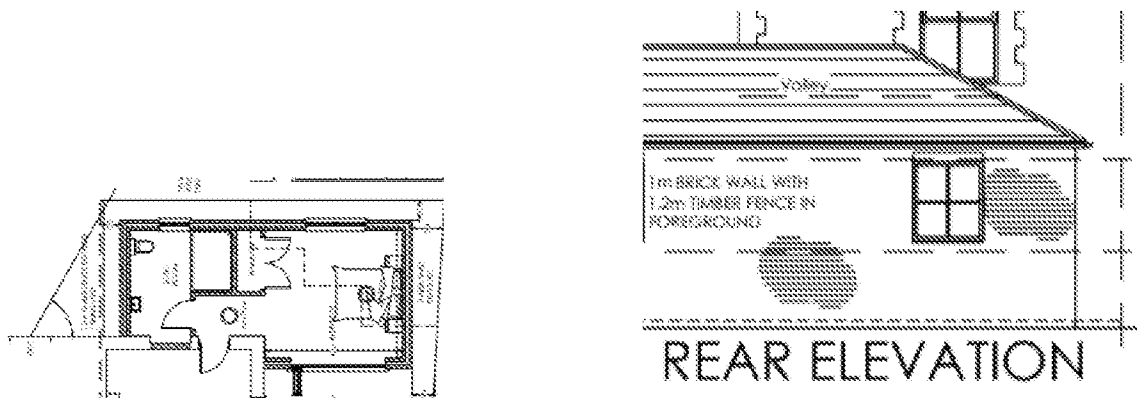
4.0 **The Proposed Extension**

- 4.1 The proposed extension at Elm Cottage is set away from the boundaries for access and future maintenance of boundary fences, walls and hedges which will all be retained. There is an existing substantial evergreen privet hedge on the southern boundary between Elm Cottage and Crindy. This is 2.4m in height and screens views from the windows of Crindy's conservatory. The scheme has been designed to ensure this hedge is retained.
- 4.2 The proposed extension is a reconsideration of the extension for which a Certificate of Lawfulness has been granted (WA/15/18/CLP). This was a smaller rear extension proposed to be built right up to the boundary with Lavender Cottage and with a gabled roof.



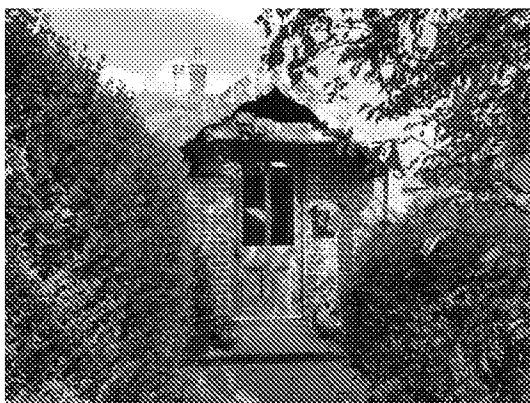
WA/15/18/CLP

- 4.3 The revised proposed extension is slightly deeper but is now set 600mm from the boundary with a fully hipped roof. The eaves and ridge height are also lower. The proposed extension does not breach the 60 degree line from the midpoint of the neighbours nearest (glazed doors) and there is a second source of light to that room on the side elevation. In summary, there is less bulk above the boundary fence and the proposed extension meets standard development management criteria with respect to the neighbours light and amenity.



Current Proposals

- 4.4 The proposed extension will have a fully hipped slate roof to match other single storey elements. The use of brickwork elevations matches the porch on the front of the cottage.



- 4.5 Whilst the dominant walling material of the two storey element is flint and stone the materials of the previous single storey extensions are flint and brick (WA/16/94) and on the front of the cottage is a sizable brick porch without any flint (WA/73/99). A tiled and timber boarded garage approved under WA/73/99 has not yet been constructed but remains extant. The use of flint on the single storey extension now proposed is unjustified as none would be readily visible from outside the site due to boundary screening and the design / fenestration of the proposed west elevation which is mainly glass. Overall the use of a slate roof rather than the interlocking concrete tiles that are on the main two storey element ensures a traditional and high quality design. The design complies with policy D DM1.1, D DM1.2 and D DM4 a) and b). The proposed extension matches the design and materials of previous single storey extensions to Elm Cottage (WA/16/94 and WA/73/99).



- 4.6 The footprint is set off all boundaries to allow access and maintenance. D DM4 e). The fully hipped roof assists in ensuring the relationship with Lavender Cottage does not give rise to adverse overshadowing or overbearing complies with the 60 degree rule thereby complying with D DM1.3 and D DM4 c)
- 4.7 As referred to in paragraph 2.1 above the extension will result in an adaptable dwelling with level access to allow for ageing occupants and intergenerational support. This meets the objectives of policy D DM1.5.

5.0 **Lidsey Foul Water – Environmental Assessment Statement**

5.1 Foul Water

The existing dwelling is connected to the foul sewer and the proposed extension will be connected to the existing system.

5.2 Surface Water

The dwelling and previous extensions proposed in 1994 and 1999 are connected to a new soakaway installed at the time and the proposed new extension will be connected to the same.

6.0 **Conclusion**

- 6.1 The proposal is an improvement of WA/15/18/CLP in terms of design and impact on the neighbouring property. Due to the location, design and materials proposed, it is concluded that the proposed extension will not be harmful to the neighbouring properties or the wider character of the area.

Kind regards

Gail Pilkington (Mrs) Bsc (Hons) Dip TP. MRTPI

Director

Pilkington Town Planning Ltd.