

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

REF NO: WA/79/18/HH

LOCATION: 17 Homefield Crescent
Walberton
BN18 0PX

PROPOSAL: Single storey rear extension & extension to first floor over existing kitchen.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposed development seeks to construct a single storey rear extension, and a first floor side extension.

RELEVANT SITE HISTORY

WA/92/16/HH	Extension & conversion of roof area & single storey rear extension	ApproveConditionally 03-03-17
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council
Parish Council - No objection.

No representations received from occupiers of neighbouring dwellings.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICES

- | | |
|-------|---|
| 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 |
| 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 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 and D DM4 of the Arun Local Plan. Additionally, 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 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

Due to the siting of the host dwelling, the proposed development will be visible within the street scene. Although whilst significant in scale, the proposed development is considered to allow the proposal to retain its appearance as a two storey, semi-detached dwelling, which does not extend beyond the established dwelling line in the locality. The development would appear in character with the street scene and surrounding environment owing to the design and scale of the proposal which as stated above, is considered to maintain the character of this dwelling as a large semi-detached single family dwelling. Whilst the proposed development reduces the first floor gap between the host dwelling and its neighbour to the West, as there is no consistent spatial pattern, this is not considered to be reason alone to justify a refusal. Resultantly, the proposed development is considered to be in accordance with D DM1 of the Arun Local Plan.

Whilst it is noted that due to the scale of the development the proposal is not subservient to the host dwelling, it is considered that resultant of its design, it appears well integrated and sympathetic in appearance in relation to the residential plot. Therefore, whilst it is noted that the proposal conflict with D DM4(b), it is in accordance with D DM4(a & e) and D DM1(1 & 2).

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have an unacceptably harmful overshadowing or overbearing impact on occupiers of adjacent dwellings. This is predominantly as a result of its setting, and the aspect of the dwelling. Whilst the adjacent dwelling features windows on its Eastern elevation, the aspect and 3.5m separation distance is considered to alleviate any potential loss of light to this dwelling.

The rear extension due to its single storey nature with sloping roof together with the distance to and intervening boundary screen will not impact unacceptably with the amenity enjoyed by the neighbouring units.

Resultantly, 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 has 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

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 - 268/01 - LA
- Existing Floor Plans & Elevations - 268/02 - LA
- Proposed Floor Plans & Elevations - 268/03 - LA

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 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.