

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

REF NO: WA/90/18/HH

LOCATION: Chillerton Down
Yapton Lane
Walberton
BN18 OAN

PROPOSAL: Retrospective application for rear single storey extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks planning permission for the construction of a single storey rear extension. The proposed extension will measure approximately 7.1m in width, 4.3m in length and with a maximum height of 3.5m including roof lantern.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council

Walberton Parish Council:

No response from Walberton Parish Council.

1 letter of Objection received:

- Intrusive on shared drive.
- Neighbour feels that the drawings do not show the soil and vent pipes that protrude.

CONSULTATIONS

Southern Water Planning

Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern Water: Requested a standard informative be included.

Arun District Councils Drainage Engineers:

Requested standard condition ENGS2B be included however it is not considered that a drainage condition is necessary as the similar works could be considered Permitted Development.

POLICY CONTEXT

Designation applicable to site:

Built up Area Boundary
Lidsey Catchment 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
DSP1	D SP1 Design

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1 and DDM4 and HP13 of the Walberton Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The proposed single storey extension is situated at the rear of the dwelling and as such will not be visible in the street scene. The proposed extension will be single storey and due to its size and location is considered subservient addition to the host dwelling.

The proposal with be constructed of materials to match that of the existing dwelling and is therefore not considered to impact the spatial pattern or character of the area and accord with policy DDM1 and DDM4 of the Arun Local Plan and HP13 of the Walberton Neighbourhood Plan.

RESIDENTIAL AMENITY

The proposed extension will be sited to the rear of the dwelling and will extend approximately 4.3m. It will be constructed to a maximum height of approximately 3.5m, including a roof lantern. There is a separation distance of approximately 23m to the rear boundary, which is considered sufficient to reduce any overlooking or overshadowing.

The proposal by virtue of its single storey construction and height with roof lantern is not considered to give rise to any unacceptable adverse overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies DDM1 and DDM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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 Location, Block and Proposed floor plans sheet 1a of 3 and Proposed elevations and Sections Sheet 2a of 3.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 **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.