

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

REF NO: WA/91/20/HH

LOCATION: Murroes
Dairy Lane
Walberton
BN18 0PT

PROPOSAL: Single storey side extensions

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

WA/69/20/DOC	Approval of details reserved by condition imposed under ref WA/36/20/HH relating to Condition No 3 - surface water drainage.	DOC Approved 19-11-20
WA/90/20/HH	Single storey side extension	
WA/53/20/NMA	Non material amendment following grant of WA/36/20/HH for the increased width of proposed kitchen and reduced width of proposed study.	Approve 23-09-20
WA/39/20/HH	Demolish existing garage and large shed on adjoining properties and replace with semi-detached/linked car ports and garage along joint frontage.	ApproveConditionally 20-08-20
WA/36/20/HH	Demolition of porch and erection of new, single storey side addition, single storey side/rear addition.	ApproveConditionally 07-08-20

REPRESENTATIONS

Walberton Parish Council:
No objection

No representation from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Lidsey Treatment Catchment
Within the Built Up Area Boundary
WSCC Mineral Consultation Area

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

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 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

The proposal is sited to the side of the property, due to the siting of the property views are readily visible from the road and with a pitch roof height the full length of the proposal will be visible. A further reason the views of this proposal are so apparent is due to the orientation of the dwellinghouse meaning the side elevation affronts the road.

The proposed extension is located on the side of the elevation and will run the width of the existing single storey aspect. The proposed extension is going to have a pitched roof that has a pitch height of approximately 2m and an eaves height of 1m to match that of the existing single storey aspect. The impact upon the street scene and character of the area is not considered to have a detrimental impact to the application as the garage to the front will block most views of the extension. The width of the extension will be 4.985m to incorporate that which has been approved under a previous permission (WA/36/20/HH).

It is noted that the neighbouring property also has an application in for similar works. This allows the application to be sympathetic to the character of the area with paired relatively symmetrical properties being the norm.

The development proposed appears acceptable in terms of the scale and design and is not deemed to impact upon the spatial pattern or character of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development is not considered to result in any significantly harmful impact upon the residential amenities of neighbouring dwellings, by way of overbearing, or overshadowing impact. This is due to the modest scale of the proposal, and its separation distance from neighbouring dwellings. The proposal is not considered to result in any overlooking of adjacent occupiers, as a result of its single storey nature.

The alterations are modest and due to their size and location are not considered to give rise to adverse impacts upon neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with 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.

CIL DETAILS

This application is not CIL Liable.

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 and Block Plan 11a
 - Existing and Approved Plans 12
 - Proposed Floor Plans 13
 - Elevations 14

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

INFORMATIVE: The permission is for Murroes, and the plans pertaining Pilgrims Cottage are addressed under the application WA/90/20/HH
- 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.