

Recommendation Report for Planning Permission

REF NO: WA/9/21/PL

LOCATION: Arun House
Wandleys Lane
Fontwell
Eastergate

PROPOSAL: Modifications and extension to existing house to provide additional first floor space/additional bedroom and improved quality of downstairs living accommodation

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION It is proposed to remove an existing conservatory and replace with a 2-storey rear extension which adjoins at ground floor level to the Sitting Room and at first-floor to an existing dormer bedroom. The 2-storey rear extension will measure approximately 5m in width by 6.5m in length springing from the existing rear wall of the Sitting Room. The extension to the first floor seeks to extend up from the ground floor Southern and Eastern external walls; in combination with the rear extension creating a new 2-storey double gable extension (West/East facing) to the Southern half of the house. A new conservatory is proposed to extend from the Southern elevation measuring approximately 4.8m wide and 3m in depth. New bifold doors to the kitchen facing the rear of the property and a wider front door with new flat roof canopy covering. Alterations to fenestration to bedroom 1 to include picture window with juliet balcony.

TOPOGRAPHY Predominantly flat.

TREES None of any significance affected by the proposed development.

BOUNDARY TREATMENT Not effected by development, largely mature hedging.

SITE CHARACTERISTICS Converted bungalow with traditional brick/tile hung finish with bedrooms in roof situated on large long plot with one close neighbour to the North. Site is semi urban on the outskirts of Eastergate. Outside of the Built Up Area Boundary.

CHARACTER OF LOCALITY Semi rural. Few neighbouring dwellings scattered along side other various agricultural buildings.

RELEVANT SITE HISTORY

WA/27/50 Proposed Conversion Of Roof Space To Form Bedrooms Permit'd Devel
And Bathrooms 13-12-50

WA/27/11/	Construction of 2 no. dormers to east wing roof to create en-suite bedroom. Extension of kitchen & utility rooms with 2 no. dormers above to create en-suite bedroom & realignment of front door to enlarge hallway	Refused 09-05-11
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History noted.

REPRESENTATIONS

Walburton Parish Council - No Objection
Council Engineers - Application site is within Lidsey Treatment Catchment, surface water drainage design should be carefully considered and conditioned as such.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted.
Engineers recommendation for condition relating to surface water deemed unnecessary due to minimal footprint increase and other permitted development proposals could have a similar effect.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside BUAB
TPO's
Archaeological Notification Areas
Lidsey Treatment Catchment

DEVELOPMENT PLAN POLICIES

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

CSP1	C SP1 Countryside
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:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The relevant policy HP 13 from the Walberton Neighbourhood Development Plan regarding new development and its effect on the character of the surrounding area will be taken into account.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS**PRINCIPLE**

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.

Walberton has a made neighbourhood plan, policy HP13 is of relevance to this application and aims to control the character of development to complement the existing area.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, the extension should also not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings. At first floor level extensions should not be visually intrusive or block light into surrounding properties.

DEVELOPMENT OUTSIDE OF THE BUAB

Although it is proposed to increase the size of an existing dwelling located outside of the BUAB, in accordance with C SP1 the cumulative impact of this development is thought to be an appropriated use of the land; providing more habitable accommodation within a similar footprint. Development can also accord with C SP1 if it refers to a specific use or type of development covered by another policy. In this case, key policy considerations are to be D DM1 and DDM4 of the Arun Local Plan.

DESIGN AND VISUAL AMENITY

Although it is proposed to create a new large family room, conservatory, 5th bedroom, bathroom and enlarged 4th bedroom, there is not a large increase in footprint from the proposed development. By extending up directly above the ground floor Southern and Eastern external walls, what would have been the existing eaves space has been made into usable habitable area. This efficient use of the existing footprint is considered to accord with the Arun Design Guide.

The extension appears to have been sympathetically designed to be constructed from materials which relate well to those currently in use on the host dwelling. Although the ridge height and eaves level of the proposed extension is higher than the existing main bulk of the roof it has been noted that the eaves line is similar to the existing dormer windows present and it is felt that the new gable end is subservient to existing dwelling as it is set back approximately 6m from the primary elevation.

The extension will be visible from the street however it is considered that the proposed development will be in keeping with its surroundings due to the choice of materials and considered design detailing which is thought appropriate for the location; furthermore views into the site are largely obscured due to mature landscaping surrounding the site.

The extension is considered to be visually attractive and integrate well with the existing dwelling; therefore having regard to the design and visual amenity, the proposal is not deemed to adversely impact the location or host dwelling in accordance with DDM1 and DDM4 of the Arun Local Plan and the Arun Design Guide.

OVERBEARING, OVERSHADOWING and OVERLOOKING

The development does not encroach on the existing gap between dwellings. The main bulk of the development is located on the South side of the property where there are no direct neighbouring properties therefore it is not considered overbearing on surrounding properties. Similarly, although the ridge of the extension is higher, it is envisaged that any overshadowing will occur over the host dwelling rather than the neighbouring property to the North.

The fenestration to the extensions and the proposed fenestration to the existing accommodation is to the Western, Southern and Eastern elevations and as such does not overlook neighbours to the North. The only new views at first floor level which do not currently exist face the South, overlooking fields. All other views are already achievable and no negative impacts are foreseen from overlooking.

It is therefore considered by virtue of being overbearing, overshadowing and overlooking that the proposed extensions accords with policy 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 CIL Liabe therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 ;
 - Proposed Site Plan 773s/02
 - Proposed Roof Plan 773p/01
 - Proposed GF plan 773p/02

- Proposed FF plan 773p/03
- Proposed Elevations 773p/04
- Proposed Sections 773p/05
- Design and Access Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.
- 4 INFORMATIVE: Your attention is drawn to the comments of the Council's Engineers available to view on the website. Whilst no condition is attached to the permission you are advised to follow the principles outlined when planning and implementing the schemes drainage.