

Recommendation Report for Planning Permission

REF NO: Y/10/19/PL

LOCATION: The Maypole Inn
Maypole Lane
Yapton
BN18 0DP

PROPOSAL: Construction of single storey rear extension & replacement barrel store.
Replacement of existing flat roof with pitched roof over single storey rear wing & associated works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a single storey rear extension, a replacement of an existing flat roof with a pitched roof to an existing rear addition. The existing store will also be removed. An outdoor seating area will be re-sited and an inner courtyard with fencing will be constructed.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	To the northern elevation there are mobile homes. To the south of the site there are 2 dwellings however there is hedging approximately 3m in height. Fencing approx. 1.8m runs alongside the west followed with open fields beyond this.
SITE CHARACTERISTICS	The site is occupied by a pub with residential use above.
CHARACTER OF LOCALITY	The area is predominantly residential.

RELEVANT SITE HISTORY

Y/26/94	Proposed extension to north to form function room and skittle alley and widening of access to form dual flow. Change of use from caravan plot to parking - Resubmission following Y/45/93.	ApproveConditionally 11-08-94
Y/45/93	Proposed extension to north to form function room and skittle alley and widening of access to form dual flow	Refused 10-01-94

Previous planning history noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Yapton Parish Council

Yapton Parish Council provided no objection provided conditions are placed restricting the hours of operation for any external lighting. These are not to be operational after 23.00hrs.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comment noted. There is no additional lighting proposed for the development and no additional windows and it is therefore not considered necessary to apply this condition.

CONSULTATIONS

Southern Water Planning

Engineering Services Manager

Engineers (Drainage)

Environmental Health

Economic Regeneration

CONSULTATION RESPONSES RECEIVED:

Economic Regeneration - No comment to make on this application.

Engineers (Drainage) - Apply standard condition ENGD2B relating to surface water drainage.

Southern Water - Request standard informative is included.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside built up area boundary

Asset of Community Value

A.S.C.(Adverts)

DEVELOPMENT PLAN POLICES

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

DDM1	D DM1 Aspects of form and design quality
WDM2	W DM2 Flood Risk
CSP1	C SP1 Countryside
QEDM1	QE DM1 Noise Pollution
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

QEDM2	QE DM2 Light pollution
TSP1	T SP1 Transport and Development
WSP1	W SP1 Water
WDM3	W DM3 Sustainable Urban Drainage Systems

[Yapton neighbourhood plan 2014 Policy BB1](#)

Yapton neighbourhood plan 2014 Policy E11

Yapton neighbourhood plan 2014 Policy KS2

Built-up Area Boundary

Minimising the impact of flooding from development

Retention of community facilities

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

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 Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

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 not have a materially adverse effect on the residential amenities of nearby properties nor would it have a significant adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the

plot of an existing building. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan.

CPS1 refers to land Outside the Built-Up Area Boundaries (as identified on the Policies Maps) and will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is;

f. in accordance with other policies in the Plan which refer to a specific use or type of development.

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.

Yapton has a 'made' Neighbourhood Plan with policy BB1 and E11 of relevance to the application.

Policy BB1 states that development outside of the BUAB will not be permitted unless in accordance with 4 listed criteria. The fourth is where new or relocated health or community facilities are proposed in accordance with policies KS1 and KS2. KS2 states 'Proposals for new and/or improved community facilities will be supported subject to following criteria'. The host building is a registered asset of community value and therefore it is considered a community facility which seeks extension for improvement and as a result it is considered to accord with this policy and subsequently BB1 of the YNP.

DESIGN AND VISUAL AMENITY

The proposed development is situated to the rear of the building and therefore is not directly visible from the street scene.

To the rear there is an existing small courtyard and a store which sits at an angle to the rear elevation.

The development proposed consists of the construction of a new kitchen and small barrel store and the removal of the existing store. The steps to the rear will also be repositioned from north facing to east. The roof to the existing kitchen will also alter from a flat to pitched roof. The development proposed appears well integrated with the host building and appears to provide a better use for the space available. Materials will be constructed similar in appearance to that of the existing dwelling.

The existing kitchen situated to the south west will turn into a bar and will have a replacement roof from flat to pitched. This will increase the height by 2m however is considered well integrated and not out of character with the host dwelling.

From the street scene the pitched roof proposed to the new kitchen structure will be visible however due to its size in such that it sits below that of the existing skittle/dining roof it is not considered overly dominant upon the street scene. Existing parts of the building are also constructed with similar roof design and as a result it is considered to be sympathetic in appearance to the existing building.

With the development located to the rear of the site the proposal is not considered to give rise to any significantly detrimental impact upon the spatial pattern and character of the area as there are few viewpoints of this aspect of the application from the street scene and as such accords with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed development will construct a rear extension which will be used as a kitchen. This will have a depth of 8.15m and a width of 3.35m and will run alongside the existing skittle/dining alley however does not extend beyond this. It will have a pitched roof to a height of 4.6m. This however sits below that of the existing skittle/dining room and as a result is not considered to appear overbearing or overshadowing. With the proposal running alongside the existing skittle it restricts much of the view of the proposed kitchen from the north and as a result is not considered to give rise to any adverse impacts upon the properties situated to this elevation.

To the south west, the existing bar roof will alter from a flat to a pitched roof and increase the height by 2m. With hedging of approximately 3m in height this restricts the view and with 6m to the boundary the alteration is not considered to give rise to any adverse overbearing or overshadowing impacts to the southern elevation. A replacement store will be constructed next to the bar with a width of 2m and a depth of 4m. This will have a height of approximately 2.4m to match the eaves of the bar. As result of its design and siting it is not considered to give rise to any adverse impacts.

A door is proposed to the rear and south of the kitchen which will open out to the inner courtyard. There will also be replacement doors to the rear of the existing skittle/dining room and bar. With no other alterations to fenestration it is not considered there would be any overlooking impacts additional to that which is already possible upon neighbouring properties.

An existing external seating area to the south west will be re-sited just behind the existing building where the existing store has been removed. The existing seating area requires customers to cross the car park in order to access however with it re-positioned adjacent to the existing building this will remove the need for this and also increase the distance of the seating area from the boundary. 1.2m fencing will be sited approximately 2m behind that of the rear elevation and extend approximately 15m south then angle towards the eastern elevation to meet with the existing covered area. An inner courtyard is also proposed with a 1.8m fence sited to separate the inner courtyard and outer seating area. A door will allow access from the kitchen to the inner courtyard. The fencing retains sufficient distance to all boundaries and is not considered to give rise to any impacts upon neighbouring amenity.

The proposal due to its design and siting is not considered to harm neighbouring amenity by way of overshadowing, overbearing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

LIGHTING

No additional lighting provision is proposed in relation to the development however some external lamps are to be repositioned however are short duration and movement/sensor timed. As there is no additional lighting any changes to lighting are not considered to be significant from that which already exists and as such accords with QEDM2 of the Arun Local Plan.

PARKING

The existing tarmac surface will be removed and replaced with permeable paving with the existing parking provision of 17 spaces being retained.

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
 - Proposed Indicative Kitchen Layout Plan - 18135.02.05
 - Proposed Elevations and Cross Sections- Sheet 2 of 2 - 18135.02.04
 - Proposed Elevations - Sheet 1 of 1 - 18135.020.03
 - Proposed Ground Floor Plan - 18135.02.02
 - Proposed Block/Site Plan - 18135.02.01 Rev A
 - Bin storage and Collection Provision Statement
 - Lighting Assessment
 - Design and Access Statement

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 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has

been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 5 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.