

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

REF NO: Y/11/20/HH

LOCATION: The Fairway
Hoe Lane
Flansham
PO22 8NW

PROPOSAL: Single storey rear extension, two storey front and side extension and removal of car port.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a two storey extension to the front and side of the property in replacement of the existing car port and a single storey addition to the rear.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Yapton Parish Council

No objection - provided materials are subject to approval to ensure its enhances and compliments Hoe Lane.

No representation from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

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

Comments noted. Due to the size of the extension with much a first floor and given that similar extensions could be constructed under permitted development it is considered that the condition is unnecessary.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

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
SDSP2	SD SP2 Built-up Area Boundary
Yapton neighbourhood plan 2014 Policy BB1	Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The site is located outside of the built-up area boundary as set out within both the Yapton Neighbourhood Development Plan (YNDP) and the Arun District Local Plan (ADLP). YNDP policy BB1 seeks to restrict new development in the countryside and does not include householder development within the list of exceptions to this. However, policy C SP1 of the ADLP does state that development will be permitted in the countryside where it is in accordance with other policies in the Plan which refer to a specific use or type of development. ADLP policy D DM4 refers to extensions & alterations to existing buildings. Therefore, subject to compliance with D DM4 and other policies of the ADLP, the proposal will be acceptable in principle.

DESIGN AND VISUAL AMENITY

The proposal seeks a two storey addition to the front and side of the dwelling and as such the proposal will be highly visible from the street scene.

The property is set back around 15m from the front boundary.

The dwelling has a gable addition to the north east and the proposal seeks to construct a two storey addition to the north west side elevation to match in appearance. This will extend around 3m in depth from the existing front wall and around 5.6m in width.

The proposed gable addition appears sympathetic in appearance to the host dwelling and helps to balance the appearance of the dwelling, as it will match that which currently exists. The two storey addition will replace an existing single storey car port.

The materials will also alter from brick to painted render, however the surrounding area consist of a variety of styles and designs and it is not considered to result in the dwelling appearing out of character with the area. The entrance will be also be relocated to the centre of the dwelling and there will also be alterations to the number and size of the windows.

The proposal is considered to improve the appearance of the dwelling and as a result of the design and scale, is not considered to adversely 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 two storey extension will be situated to the western elevation. This will have a depth of around 8.5m running along the side elevation of the property and extend around 3m to the north to form the gable addition. As a result of the siting, the two storey addition does not extend beyond the rear of the neighbouring dwelling and as such is not considered to appear adversely overbearing, with just over 1m is retained to the boundary.

The neighbouring property at 'Heather Brae' has a single storey extension to the side elevation and with no windows to this elevation, the two storey addition is not considered to give rise to adverse impacts.

A single storey extension will also be constructed. This is situated to southern elevation around 1.1m from the western boundary. The extension has a depth of around 4.25m and a flat roof to a height of 3.25m with roof lantern. This does not extend beyond the neighbouring property to the west. The extension runs along approximately half of the rear wall and retains around 10m to the eastern side.

Due to the siting and design of the extensions, they are not considered to give rise to adverse impact upon amenity by way of overbearing or overshadowing.

The two storey extension will install additional windows to the northern elevation, however these will have views over the street scene. There will also be two additional windows to the southern elevation at first floor level. These will serve a bathroom and a bedroom. These may provide additional views over the garden of the neighbouring property, however due to the siting, are not considered to give rise to direct views and as such is not considered to result in adverse overlooking.

The addition to the rear, at single storey is not considered to provide views that are not already achievable, with sufficient planting also in place at the boundary.

As a result of the design and siting of the developments, the proposals are not considered to result in harm upon neighbouring amenity and accord with D DM1 and D DM4 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 Plan - 001
 - Proposed and Existing North Elevation - 006
 - Proposed and Existing South Elevation - 007
 - Proposed and Existing First Floor Plan - 005
 - Proposed and Existing Ground Floor Plan - 004
 - Proposed and Existing East and West Elevation - 008
 - Proposed and Existing Site and Roof Plan - 003
 - Proposed Block Plan - 002
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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (colour) of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy D DM1 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.