

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

REF NO: Y/131/21/HH

LOCATION: Alphington House
North End Road
Yapton
BN18 0DU

PROPOSAL: Single storey side and rear extension, addition of first floor with installation of 4 x dormers to detached garage to facilitate conversion to accommodation for elderly relative.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert an existing garage into an annexe. This will include a side and rear extensions and the addition of first floor with dormers.

RELEVANT SITE HISTORY

PAA/30/21/	Garage conversion to create a granny anne.	Approve Pre App 30-04-21
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REPRESENTATIONS

Yapton Parish Council provided no response.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage - Request pre commencement condition relating to surface water drainage be applied.

This has been agreed with the applicant.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment
TSP1	T SP1 Transport and Development
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Yapton neighbourhood plan 2014 Policy BB1](#)

Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Yapton has a made Neighbourhood Plan with policy BB1 of relevance to the application. The proposal complies with this being located within the built up area boundary. Yapton have an emerging plan currently at Reg.16 stage.

DESIGN AND VISUAL AMENITY

The detached garage is set forward of the host dwelling and faces side on to the road.

The proposal will increase the height of the building by 1.5m. It would be a relatively large addition, however there is sufficient boundary treatment which consist of hedging at around 4m in height to the front and as such, the majority of the structure is largely hidden from view.

The design of the roof will alter. The garage has a barn hip and this will form a gable end. There will be a single storey rear and side extension and a bay window added to the garage. Being single storey , these are hidden from view and with sufficient room retained to the boundaries are considered acceptable additions and do not appear as an overdevelopment to the site.

Arun recently adopted a Design Guide which seek to improve design within the District. Section M relates to householder extensions. It states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' Whilst the annexe would be large, it is considered there is sufficient room on site as not to appear as an overdevelopment with the scale and massing considered acceptable.

Materials which closely match the facing brickwork and roof tiles of the existing garage and house which will assist with ensuring the proposal appears integrated with the development on site.

Whilst the proposal will alter the appearance of the outbuilding, it is located on a large plot and is largely hidden from view and is not considered to result in adverse harm upon the street scene and accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The property will increase in footprint and height although due to its siting, it is not considered to result in adverse harm on amenity. There is one nearby neighbour to the southern elevation, which is a detached bungalow and located slightly south east of the annexe. With sufficient separation and boundary treatment in place, the proposal is not deemed to result in adverse overshadowing or overbearing on this property.

There will be a single storey rear extension constructed which has a depth of a 2.1m and a width of 4m. There will be a side extension with a width of 4.3m and a length of 5.3m. These will have a flat roof height of 3.1m. There is a fence along the boundary with a height of 1.85m and sufficient planting along the neighbouring boundary which largely restricts views of the outbuilding from the neighbouring elevation.

A first floor will be constructed which will involve the addition of 2 front facing and rear dormers. The two rear facing dormers serve bedrooms and will have views towards the property at the rear 'Nyasa'. There are 2 ground floor windows to the southern side elevation of the neighbouring dwelling however these are obscured glazed. There is also a set of doors. Due to the siting of the neighbouring property, with around 8m separation retained from the side of the annexe to the side elevation of the neighbouring property and with substantial vegetation along the boundary, overlooking from the dormers is not considered to be significant.

The front facing dormers will overlook the parking area of the host dwelling and with 35m retained to the northern boundary there will be no adverse views to this property at this elevation.

There will be additional windows to the ground floor elevations which will have views over the front garden/parking area of the site.

The site will be used by family members and it will be conditioned that it will remain ancillary and not form an independent dwelling.

The proposal is not considered to result in significant harm upon neighbouring amenity as a result of the siting of the structure and the boundary treatment in place and accords with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The conversion of the garage will result in the loss of 3 parking spaces. There is however a large driveway which provides space for around 6 cars and the loss of the spaces within the garage is not considered to result in parking issues upon the highway, in compliance with TSP1.

IMPACT OF NEARBY HERITAGE ASSETS

There are listed buildings within the area and opposite the host dwelling namely 'The Homestead' and 'Yew Tree House' further south. There is also designated Conservation Area a short distance to the south, although the site falls outside of this.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage assets. This is a result of the proposed alterations and additions being largely hidden from view behind the existing hedge which runs along the front boundary. Due to the siting of the structure, it is not considered to impact these assets in accordance with HER DM1 of the Local Plan.

SUMMARY

The proposed development is deemed to comply with relevant development plan 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 Liable 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
 - Location Plan - LOC
 - Existing and Proposed Block Plan - BLK
 - Proposed Street Scene - 05
 - Proposed Elevations - 04 B
 - Proposed Floor Plans - 03 B
 - Design and Access Statement

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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Alphington House as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 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.

- 5 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes/rainfall intensity (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes/rainfall intensity. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 6 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.