

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

REF NO: Y/15/19/HH

LOCATION: Saxon House
Main Road
Yapton
BN18 0ET

PROPOSAL: Single storey extension. This application affects the character and appearance of the Main Road/Church Road Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks planning permission for a single storey rear extension. This application affects the character and appearance of the Main Road/ Church Road Conservation Area.
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RELEVANT SITE HISTORY

Y/94/15/HH	Single storey side extension. This application affects the character & appearance of the Main Road/Church Road Conservation Area.	ApproveConditionally 05-01-16
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Yapton Parish Council

Yapton Parish Council: No objection. However, as a condition of the permission being granted, YPC would like a condition added to ensure all materials reflect and enhance the historic nature of the location of the property as it is situated in or adjacent to conservation areas or in unique historical settings.

No representations have been received from nearby occupiers.

CONSULTATIONS

Conservation Officer

Natural England

CONSULTATION RESPONSES RECEIVED:

Conservation Officer:

The application is for a rear single storey extension to a property which is located within the Yapton: Church Road/Main Road Conservation Area.

Properties in the immediate area are mostly two storeys, and are either constructed from brick or painted render with clay tile or slate roofs.

The property affected by the application is set back at a right angle to the road (in contrast to the surrounding buildings), and is partly screened by vegetation. It is constructed from brick with a tiled roof, with what looks to be a fairly modern garage attached to the elevation fronting on to the road.

The proposed extension is small in scale, and will appear subservient to the host dwelling. Further, it will also not be visible from the public highway.

As a consequence, it is considered that the proposed extension will not harm the Character or appearance of the Conservation area.

Reference is made to the fact that the materials will match the existing, but it is recommended that a condition should be prepared which ensures that this occurs, if you are minded to approve the application.

Natural England: Natural England have no comments for this application.

Southern Water were not consulted on the application, however, this application is a resubmission of previous application Y/94/15/HH and as such an informative will be added as previously suggested.

Drainage engineers provided comments on the previous application Y/94/15/HH, they previously requested a standard condition ENG2A be applied, however it is not considered that a drainage condition be necessary as the extension is considered to be a modest addition.

POLICY CONTEXT

Designation applicable to site:

- within the Built up area boundary.
- within the Main Road/Church Road Conservation Area.
- within Lidsey Catchment area.

DEVELOPMENT PLAN POLICES

[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

Yapton neighbourhood plan 2014 Policy E8 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in

SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local 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, Tree, 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 neighbouring and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to considered against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details.

Policy E8 sets out development proposals will be required to preserve or enhance the character of the Conservation Areas. Development proposals and extensions and alterations to existing building and structures will be expected to be suitably designed for the context within which they are set and ensure that the scale and massing of buildings relate sympathetically to the surrounding area and use traditional and vernacular building materials to respect the context of the development concerned.

Policy BB1 sets out development in Yapton should be focused within the built-up area boundary as identified in the plan. Development proposals will be supported within the built-up area boundary subject to compliance with other policies in the development plan.

Application Y/94/15/HH was previously submitted and approved by the Local Planning Authority for a single storey extension. This application appears to be a resubmission of the previously approved works.

The site is occupied by a detached dwelling, set in a residential street consisting of a variation of house styles and designs.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the construction of a single storey extension to the rear of the existing dwelling. The proposed extension given its location will not be visible within the street scene and will appear well integrated with the host dwelling.

The proposed rear extension will measure approximately 2.7m in length, 5.6m in width and be built to a proposed height of 3.9m. Given the location of the rear single storey extension it will not have a detrimental impact on the character of the host dwelling or the street scene. The surrounding properties are of a mixed design and style and as such the proposed development will not appear out of character with the locality.

The proposed extension will be constructed from materials which will match the existing dwelling which further assist with the integration of the extension with the host dwelling. A condition has been applied to this approval relating to the materials to ensure proposed materials preserve the character of the conservation area.

The proposed rear extension is considered to appear subservient to the host dwelling and would not result in an unacceptably adverse impact on the spatial pattern or character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan and Policy E8 and BB1 of the

Yapton Neighbourhood Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed rear extension will be located approximately 5.4m from the Northern boundary, 5.5m from the Eastern boundary and 5.5m from the Western boundary. The proposed extension will feature 1No. window on the Eastern elevation, 1No. window and door on the Western elevation and 3No. windows on the Northern elevation.

Given the distance from the windows and doors and the boundaries of the site and that the proposals will be at ground floor level, they are not considered to give rise to any additional overlooking or loss of privacy to the neighbouring properties.

Given the design and location of the rear extension it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord 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.

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 Block Plan, Proposed floor plans and elevation 1536.03 rev A and Proposed first floor and elevations 1536.04 Rev A.

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 materials and finishes of the external walls and roofs of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 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.

- 5 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>.