

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** Y/16/15/HH**LOCATION:** Willows
Hoe Lane
Flansham**PROPOSAL:** Rear extension and external works to include replacement of existing roof, re-cladding of exterior walls and addition of front canopy and porch**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.55 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Property is on a higher level than the road.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has pond with raised bank then ranch style fencing approximately 1.2m in height, rear has tree screening then open, side boundaries hedging approximately 2m-4m.
SITE CHARACTERISTICS	Detached two storey property with catslide roof on rear, integral garage with front canopy, tarmac driveway. The property has white painted wooden cladding on upper level, white window frames with decorative shutters and concrete tiled roof.
CHARACTER OF LOCALITY	Rural location with detached properties of various styles and designs. Open fields to the rear.

RELEVANT SITE HISTORY

Y/22/89	Glazed enclosure for existing swimming pool	ApproveConditionally 28-03-1989
Y/23/89	Replacement of existing porch extend garage and cover with pitched roof	ApproveConditionally 28-03-1989
Y/24/91	Erection of front boundary wall and entrance gate.	ApproveConditionally 03-06-1991
Y/23/93	Extension to provide garden furniture store and poolside facility	ApproveConditionally

		10-09-1993
Y/51/10/	Addition of canopy and porch to front elevation.	ApproveConditionally 23-08-2010
Y/5/63/B	House and car port	ApproveConditionally 10-02-1966
Y/5/63/D	Detached dwelling house and car port	ApproveConditionally 08-12-1966
Y/2/67	Alterations to approved plans for house and garage	ApproveConditionally 08-03-1967
Y/50/80	Two storey extension on east elevation	ApproveConditionally 07-10-1980

REPRESENTATIONS

Representations received:

Yapton Parish Council

No objection.

1 Letter of Rep

The proposed alterations to this property will considerably improve its appearance as our property faces this property.

Comments on Representations received:

Parish Council and Rep comments noted.

CONSULTATIONS

Engineers (Fluvial Flooding)

Engineering Services Manager

Consultations responses received:

Engineers

Engineers comments in respect to surface water drainage:

A SuDS system (Sustainable Drainage System) must be investigated for surface water disposal, ie. soakage structures.

Please apply standard conditions ENGD2A.

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 BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm 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 event plus 30% on stored volumes, as an allowance for climate change. 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 are also enclosed for information.

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Comments on Consultation responses:

Engineers comments noted

If approved, a condition will be imposed regarding surface water drainage.

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary

No Public Sewer

Drainage Area

Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

[GEN3](#)

[GEN7](#)

[DEV19](#)

[GEN9](#)

Publication Version of the Local
Plan (October 2014):

Protection of the Countryside

The Form of New Development

Extensions to existing residential buildings

Foul and Surface Water Drainage

C SP1 Countryside

D DM1 Aspects of Form and Design
Quality

D DM4 Extensions and Alterations to
Existing Buildings (residential and non-
residential)

D SP1 Design

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Arundel; Barnham & Eastergate; Bersted; Felpham; Littlehampton; Yapton.

The Yapton Neighbourhood Development Plan has been made and in this instance it is considered that policy BB1 applies.

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 warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application seeks to construct a rear extension with alterations to the external appearance with replacement of the roof and re-cladding of the exterior.

The detached property was constructed in the 60's and has been extended over the years. It is on a higher level than the road being set back from the front boundary by approximately 26m. A previous application Y/51/10 for a porch and canopy to the front was approved but this has not been implemented. The property is L-shaped and the rear two storey extension will infill this area to create extended living with a larger hallway on the ground floor and bedroom accommodation above. The first floor addition on the north east of the dwelling above the living room area will create extended bedroom accommodation. The rear elevation has a catslide roof and the overall roof height is very shallow. By raising the roof to a steeper pitch with the addition of gable elements on either side of the building the roof appears as a less dominant feature and is in proportion to the size of the building.

The proposed porch and front canopy is similar to that previously approved and this will be supported on brick plinths with timber posts and the roof clad in plain clay tiles to match the roof. The first floor white painted timber boarding is to be replaced with plain clay tiles and the windows and doors replaced by grey coloured PVCu windows and doors.

The neighbouring properties on either side are located approximately 19m-30m away so it is not considered that the proposal would create a loss of outlook.

It is considered that the overall appearance of the building and use of plain clay tiles will be more in keeping with the rural character of the area. It would not have a significant impact on the visual amenities of the locality, nor would it have an adverse impact on the residential amenities of the occupiers of the neighbouring dwellings.

The application is recommended for approval, subject to conditions.

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 for 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 a neutral impact has 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).

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 received on 19th February 2015.

Location 1:2500, Block 1:500 Drg No P06 dt Jan 2015.
Proposed Ground Floor 1:100 Drg No P01 dt Jan 2015.
Proposed First Floor 1:100 Drg No P02 dt Jan 2015.
Proposed South & West Elevations 1:100 Drg No P04 dt Jan 2015.
Proposed North & East Elevations 1:100 Drg No P05 dt Jan 2015.
Proposed Roof 1:100 Drg No P03 dt Jan 2015.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 4 **INFORMATIVE:** Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. 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.