

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

REF NO: Y/19/19/HH

LOCATION: 2 Church Cottages
Church Road
Yapton
BN18 0EJ

PROPOSAL: Single storey rear extension. This application affects the character and appearance of the Church Lane Yapton Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The proposal seeks to construct a single storey extension to the rear of the dwelling.

RELEVANT SITE HISTORY

Y/27/10/TC	Removal of 1no. Conifer tree within the Yapton (Church Road) Conservation Area.	No Objection 28-05-10
Y/39/15/TC	Fell 1 No. Red Cedar within the Yapton Church Lane Conservation Area.	No Objection 25-06-15

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Yapton Parish Council

Yapton Parish Council provided no objection.

No representation from received from nearby occupiers.

Conservation Area Advisory Committee provided a representation of support stating no objection, walls and roof material to match existing and conservation rooflights to be used.

CONSULTATIONS

Arboriculturist

Natural England

Conservation Officer

Directorate of Airspace Policy

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - The dwelling is one of a pair or semi detached properties which are thought to date back to 1820's. There is limited opportunity to view the development from the street scene. It is considered the design reflects the character and appearance of the host building and will not harm the character or appearance of the conservation area and is capable of support.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Tree Preservation Order

Conservation 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
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

[Yapton neighbourhood plan 2014 Policy BB1](#)

Built-up Area Boundary

Yapton neighbourhood plan 2014 Policy E8

Conservation Areas

Yapton neighbourhood plan 2014 Policy E9

Listed Buildings and Buildings or Structures of Character

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 SDSP2 the key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Yapton has a 'made' Neighbourhood Plan with policy BB1, E8 and E9 of relevance to the application. The proposal is considered to comply with these policies.

The site is occupied by a 1 of a pair of semi detached cottages. It is locally listed and within a Conservation Area.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a rear extension and as such it is unlikely to be visible from the wider street scene.

The development is considered to appear subservient to the host dwelling due to its modest size and design. The materials proposed are considered to appear sympathetic in appearance to the existing dwelling with an oak frame structure with frameless glazing , clay brick plinth and slate roofing.

It is considered that the proposed rear extension has no significantly detrimental impact upon the spatial pattern or wider locality of the area in itself, as there are few viewpoints of this aspect of the application from the street scene and as such is in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

There is currently an existing rear extension and the proposed development will be sited alongside this to the southern elevation extending from the rear wall of the dwelling with a depth of 6.4m meeting in line with the existing rear addition. It will have a width of 1.8m. This does not extend beyond that of the side elevation of the dwelling and ultimately infills part of the rear.

The roof will be sloped and the height and eaves will match that of the existing rear and therefore it is not considered to appear overbearing or overshadowing upon neighbouring amenity with 1.3m retained to the boundary to the south and no neighbouring properties to the rear.

There will be windows positioned along the southern elevation however this will replace 2 existing windows and as such it is not considered any additional overlooking would be significant in which a refusal is justified with boundary fencing also in place. An additional rooflight will also be installed however with one already in existence and due to their height above finished floor level, it is not considered to give rise to any additional adverse views.

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

CONSERVATION AREA

As a result of its siting there is limited opportunity to view the development from the street scene. The materials proposed are considered to reflect the character and appearance of the dwelling. It is therefore considered the proposal will not harm the character and appearance of the conservation area and accord with HERDM3 of the Arun Local Plan.

LOCALLY LISTED BUILDING

Paragraph 197 of the NPPF states ' The effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non heritage assets a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

As a result of the modest scale of the development and the sympathetic materials proposed it is not considered that will proposal will result in any adverse harm upon the significance of the asset.

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
 - Site Plan - 609-101 - Rev C
 - Location and Block Plan - 601-100
 - Proposed Section A-A - 609-109 Rev B
 - Proposed West Elevation - 609-108 Rev B
 - Proposed South Elevation - 609-107 Rev C
 - Proposed East Elevation - 609-106 Rev B
 - Proposed Roof Plan - 609-104 Rev B
 - Proposed First Floor Plan - 609-103 Rev B
 - Proposed Ground Floor Plan - 609-102 Rev C

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 INFORMATIVE: The proposed development may affect trees within the site or on neighbouring land. The applicant should ensure that adequate tree protection methods are in place and any consents required from other land owners are in place.
- 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.