

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

REF NO: Y/23/22/HH

LOCATION: 1 Tillington Cottages
Main Road
Yapton
BN18 0EU

PROPOSAL: Single storey side extension. This application may affect the character and appearance of the Church Road Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey extension.
This will be to the front/side of the property.

REPRESENTATIONS

Yapton Parish Council provided an objection.

- Strong concerns relating to the impact the single storey extension would have on the street scene.
- Would like to see a more sympathetic design in terms of materials and the Main Road elevation to ensure an enhancement of the conservation area.

No representations received from nearby occupiers

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Conservation Area Advisory Panel

Nos 1 and 2 Tillington Cottages likely date to the very late 19th or early 20th Century and form part of the visual group of 3 and 4 Tillington Cottages (Local List Buildings), 5 Tillington Cottages, and the former Shoulder of Mutton and Cucumber Inn (Listed Grade 2).

The proposal includes extending the existing single storey, flat roofed, rear and side extension forward towards the front of the host building. Although still set back from the front elevation of the main building, it will potentially be more prominent in the street scene. In addition, at 4.8 metres in width and with a flat roof it will appear incongruous in relation to the pitched roof host building and the street scene which contains structures of traditional form and appearance.

It will appear out of keeping with the conservation area, in relation to the group mentioned above, Turpins Mount and with the adjoining Victoria House which has a relatively modern extension on its west side but which is of traditional form and detailing.

In order to overcome these concerns the proposed extension could incorporate a double pitched roof with a hipped gable and with the main ridge line running parallel with that on the host building. If this were done, then the extension could be made a little wider (say 5.0m instead of 4.8m) in order to provide

a useful break in plane on the south east elevation between the existing flat roofed structure and the new pitched roof extension. If the Council decides that it could not insist on a pitched roof then the possibility of introducing a parapet on the front elevation rather than a bulky fascia board should be considered.

It has to be stated that the appearance of 1 and 2 Tillington Cottages could be greatly improved if the inappropriate concrete interlocking roof tiles were removed and replaced with natural or good quality composite slates. Indeed, if a pitched roof solution were followed for the extension then there is a case for the use of such slates on its roof. It is appreciated that the proposed extension may well be somewhat concealed by existing planting but the long term existence of this cannot be guaranteed.

As it stands it is considered that the proposal fails to comply with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of conservation areas and the settings of designated and non designated heritage assets.

Comments noted. The proposal does not include alterations to the roof and it would be unreasonable to request the change of roof tiles.

POLICY CONTEXT

Built up area boundary

Conservation Area

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

[Yapton neighbourhood plan 2014 Policy E8](#) Conservation Areas

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, D DM4 and HER DM3 of the Arun Local Plan and the Arun Design Guide.

Yapton has a made Neighbourhood Plan with policy E8 of relevance to the application which relates to Conservation Areas.

DESIGN AND VISUAL AMENITY

The proposal is to the front of an existing side extension and will be visible from the street scene

although there is vegetation to the front of the property which partially restricts views.

The host dwelling is a semi detached two storey property with a hipped roof and has a single storey flat roof side and rear addition.

The extension will be to the front of the flat roof addition however this does not extend beyond the principal elevation of the dwelling retaining 2.75m to the front and a further 7m to the front boundary of the site.

The extension will have a depth of 3.5m and a width of 4.8m extending in line with the eastern side of the property. The height will match the existing flat roof extension it will join with at 2.8m. As a result of its design and size, the development appears well integrated and subservient to the host dwelling.

The materials will consist of painted render. This will match the host dwelling and that of the neighbouring property and therefore will appear in keeping with the properties.

The Arun Design Guide 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'. 'Extensions should not project forward beyond the predominant building line.' and 'Set back from the front of the house in order to play a subservient role to the original building: 1-1.5 metres for the ground floor.' The proposal complies with the guidance being located behind the front elevation, similar to scale to the existing side addition it joins with.

The proposal will not result in adverse harm upon the appearance or character of the area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The extension will not be visible from the neighbours to the west of the site due to its siting, as a result it will not result in harm upon this elevation.

To the eastern side, there is an access road which provides sufficient separation to ensure no adverse harm upon the property to the east at 'Victoria House'. This property is set slightly further forward than the host dwelling and with no windows to the side elevation closest to the development, it would not result in adverse overbearing.

There are 3 properties to the rear, although again due to the siting of the extension, it is unlikely to be visible from these properties.

There will be 1 window to the front elevation which will have views over the street scene and replaces an existing albeit located further north.

Due to the modest scale and siting of the extension, it will not result in adverse harm upon neighbouring amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSET

The host dwelling is located within the Main Road/Church Road Conservation Area.

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 being located within a Conservation Area. There are also nearby buildings of character.

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 use of matching materials to the host dwelling and the neighbouring property at No.2. The proposal joins an existing addition matching in height and width and therefore is well integrated with the development already on site.

Where the building is located in a Conservation Area, Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Whilst the proposal does alter the appearance of the building, the proposal will not materially affect the character or detract from the visual appearance of the Conservation Area and will not cause harm to the significance of the heritage asset in accordance with HER DM3 of the Plan and E8 of the Yapton Neighbourhood 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.

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 and Block Plan - 2143/100-A
- Proposed Elevations - 2143 - 125-0
- Proposed Floor Plans - 2143 - 120 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 roof of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies 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.