

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

REF NO: Y/26/26/HH

LOCATION: Frogs Lodge
Drove Lane
Yapton
BN18 0EB

PROPOSAL: Proposed front and side extensions, loft conversion to provide three additional bedrooms, increase in the existing roof ridge height by 2.4 metres and formation of a recessed balcony to the south west elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

Y/26/73	Modernisation And Improvements	Permit'd Devel 04-05-73
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REPRESENTATIONS

Yapton Parish Council - No response received.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

ECOLOGY OFFICER

I have reviewed this application with regards to ecology.

Recommendation: I recommend holding this application until further details are provided on protected species (bats).

A bat roost assessment by Haper-Bird Ecological Consultancy on the 25/07/26 identified droppings from two bat species in the loft space. In line with best practice further bat emergence surveys are required before determination of this application.

POLICY CONTEXT

Outside Built-up Area Boundary.
 Within an area with potentially high ground water.
 Area of Special Control (Adverts).

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
ENVDM5	ENV DM5 Development and biodiversity

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**DESIGN AND VISUAL AMENITY**

The application site comprises a detached dwelling located at Frogs Lodge, Drove Lane, Yapton.

Planning permission is sought for the erection of front and side extensions, together with internal alterations, a loft conversion, and associated roof alterations to facilitate an additional bedroom within the roof space.

The existing porch would be removed, with the entrance opening repositioned slightly towards the western elevation. A replacement pitched roof porch would be constructed as part of the front extension, measuring approximately 3m in width and 1.2m in depth. The porch would incorporate mock Tudor-style detailing within the front gable and would reach a maximum height of approximately 4.2m. The proposed entrance would comprise a central door flanked by glazed side panels.

The porch would be in accordance with the guidance set out in the Arun Design Guide (ADG), due to its sympathetic pitched-roof design and limited depth, which is below the recommended maximum projection of 1.5m. As such, it would appear proportionate to the host dwelling and would integrate satisfactorily with its character and appearance.

The front extension would measure approximately 1.7m in depth and would adjoin the proposed side extension, creating a wraparound addition with an overall width of approximately 12.7m. The roof would form part of the wider roof alterations and would reach a maximum height of approximately 7.6m, finished in red/brown clay roof tiles. The proposed external materials would include stonework, differing from the predominantly rendered finish of the existing dwelling. Given the rural character of the site and the use of similar materials on comparable rural properties, the proposed stonework would be acceptable in this context. The front elevation would incorporate three sash windows reflecting the style and proportions of the existing fenestration.

Whilst the front extension would span the full width of the dwelling, which is contrary to the guidance contained within the ADG, the proposal would incorporate a consistent roof form that integrates with the host dwelling as a whole, resulting in a cohesive appearance and avoiding a bolt-on appearance. Furthermore, the relatively limited projection from the principal elevation would reduce its visual prominence. On balance, the front extension and porch would be acceptable in design terms and would not result in harm to visual amenity.

The proposed side extension would measure approximately 2.4m in width and 8.4m in depth. As with the front extension, the roof would form part of the wider roof alterations and would incorporate a hipped roof form. The external finish would include stonework to match the front extension, which would be acceptable given the rural setting of the site. Large sliding glazed doors are proposed within the south-western elevation, whilst the remaining ground floor openings would remain largely unchanged.

The side extension would not be set back from the principal elevation and would not be set down from the existing ridge height, contrary to the guidance contained within the ADG, which advises that side extensions should be set back from the front elevation and have a ridge height at least 0.5m lower than the host dwelling. However, the proposed loft conversion would be built above the side extension, resulting in a form of development that would not appear fully subservient to the original dwelling and would increase its overall bulk and massing.

Notwithstanding this, the site lies within an isolated rural location with no immediate neighbouring dwellings and limited visibility within the wider street scene. The extension would remain relatively modest in scale and, due to its cohesive design it would not appear incongruous within the site or its surroundings. As such, the proposal would not result in harm to the character or visual amenity of the host dwelling.

The proposal would also involve significant roof alterations, raising the ridge height from approximately 5.2m to approximately 7.6m. The resulting roof form would comprise a hipped roof with cross gables and include five gable dormers. A recessed balcony is proposed within the south-western elevation, accessed via glazed doors at first-floor level. The balcony would be supported by four columns, with the overhang creating a covered patio area serving the ground floor side extension. In addition, the existing chimney stack on the north-eastern elevation would be removed, leaving a single chimney on the south-western elevation.

The roof alterations are required to facilitate the proposed loft conversion and would be visible within the wider street scene. Whilst the proposal would increase the bulk and massing of the dwelling and alter its appearance such that it would read as a two-storey property, the revised design would be an improvement to the existing building. Given the isolated nature of the site, the increased scale would not appear out of keeping with the character of the surrounding area. Accordingly, the proposed roof alterations would be acceptable and in accordance with Arun Local Plan (ALP) policy D DM1.

Overall, the proposal would not result in any harm to the character or appearance of the dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

RESIDENTIAL AMENITY

The application site is located within a rural area and is not immediately adjacent to neighbouring residential properties. As such, the proposed development would not give rise to unacceptable impacts in terms of overbearing effects, overshadowing, or loss of light.

At ground floor level, the majority of the proposed fenestration would remain in the same positions as existing, with only a limited number of additional openings proposed within the south-western elevation. Given the separation distances to surrounding properties and the absence of nearby residential occupiers, these openings would not result in overlooking or loss of privacy.

The loft conversion would introduce additional fenestration, including two dormer windows on the south-eastern elevation, three dormer windows on the north-western elevation, and glazed doors serving the proposed balcony on the south-western elevation. Due to the isolated nature of the site and the absence

of nearby neighbouring dwellings, the proposed openings would not result in any impacts upon residential amenity.

The development would not result in harm to neighbouring amenity, in accordance with ALP policy D DM1, D DM4 and the ADG.

ECOLOGY

The application site is situated within a rural farmland setting where bats are known to be present, and where there is significant potential for roosting bats to occur. Given the nature of the proposed development, including the loft conversion and alterations to the existing roof structure, a Preliminary Bat Roost Assessment (PBRA) was requested in order to determine the presence or absence of bats on the site.

The submitted PBRA identified evidence of bats within the loft void and recorded a number of potential roost features across all elevations of the property. At least two bat species have been identified, with further DNA analysis required to determine whether additional species are present. The assessment concludes that further evening emergence surveys are necessary to fully establish the nature and extent of bat activity on the site. Subject to the outcome of the DNA analysis and survey work, a Bat Mitigation Licence is likely to be required before the proposed works could proceed.

In the absence of the recommended emergence surveys and completed species identification, the Council is unable to fully assess the likely impacts of the proposal on protected species or determine whether appropriate mitigation measures can be secured. As such, it has not been demonstrated that the development would avoid unacceptable harm to biodiversity, contrary to Arun Local Plan policy ENV DM5 and the NPPF.

Given the uncertainty regarding the extent of bat use of the site and the suitability of any future mitigation strategy, it would not be reasonable to address these matters through the use of planning conditions. The necessary ecological information should be provided prior to determination of the application.

SUMMARY

The proposed extensions, loft conversion and roof alterations are considered acceptable in terms of their design and impact on the amenities of neighbouring occupiers. However, ecological concerns remain outstanding.

The submitted PBRA confirms the presence of bats within the building and recommends further survey work to establish the extent of bat activity and inform any necessary mitigation measures. In the absence of this information, the Council cannot be satisfied that the proposal would not result in harm to protected species or biodiversity interests, contrary to Arun Local Plan policy ENV DM5 and the NPPF.

As such, this application is recommended for refusal.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their

home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

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 not CIL liable.

RECOMMENDATION

REFUSE

- 1 The submitted Preliminary Bat Roost Assessment confirms the presence of bats within the building and recommends further survey work to establish the extent of bat activity and inform any necessary mitigation measures. In the absence of this information, the Council cannot be satisfied that the proposal would not result in harm to protected species or biodiversity interests, contrary to Arun Local Plan policy ENV DM5.
- 2 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

The development shown on the following plans is hereby refused:

- Block Plan rev B
- The location plan
- Proposed Plans Rev A
- Proposed Elevations Rev B
- Preliminary Bat Roost Assessment