

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

REF NO: Y/27/26/HH

LOCATION: North Barn
Hoe Lane
Flansham
PO22 8NT

PROPOSAL: Retrospective front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

Y/97/23/DOC	Approval of details reserved by condition imposed under Y/22/21/PL relating to conditions 6-hard surfacing and soft landscape, 8-placement of 4 nesting opportunities for swallows and 2 bat tiles, 10-covered and secure cycle parking spaces, 12-EV charging, 13-Broadband speed and 14-light appliances and position and height of fittings.	DOC Approved 22-12-23
Y/90/23/DOC	Approval of details reserved by condition imposed under Y/22/21/PL relating to condition 7-colour schedule of new materials and finishes.	DOC Approved 26-10-23
Y/82/23/NMA	Non-material amendment following grant of Y/22/21/PL for a change to the external wall materials used for the proposed extension to brick and flint, and a minor change to the entrance door location and associated fenestration.	Approve 30-08-23
Y/60/23/DOC	Approval of details reserved by condition imposed under Y/22/21/PL, relating to condition nos 5 - surface water drainage scheme and 7 - schedule of materials and finishes.	DOC Part Approved 15-08-23
Y/18/23/DOC	Approval of details reserved by condition imposed under	DOC Refused

ref Y/22/21/PL relating to Condition no. 5- surface water drainage. 24-04-23

Y/22/21/PL	Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (renewal of permission Y/60/16/PL, amended with Y/53/19/NMA). This site is in CIL Zone 3 and is CIL Liable as new dwelling & may affect the setting of a listed building.	ApproveConditionally 27-04-21
Y/88/19/DOC	Approval of details reserved by condition imposed under ref Y/60/16/PL relating to Condition No 4 - surface water drainage.	DOC Refused 12-11-19
Y/53/19/NMA	Non-material amendment following the grant of reference Y/60/16/PL for change of material to proposed extension and set north elevation fenestration & doors behind existing timber posts.	Approve 13-11-19
Y/60/16/PL	Change of use from existing open barn to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation (resubmission following Y/8/16/PL).	ApproveConditionally 22-11-16
Y/8/16/PL	Change of use from existing open barn (Sui Generis) to 1 No. dwelling (C3 Dwelling House), refurbishment & single storey extension to North elevation.	Withdrawn 18-04-16

REPRESENTATIONS

Yapton Parish Council - No response received.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - Objection on the basis of

1. Runoff destination
2. Interception drainage

3. Extreme rainfall and flooding

Insufficient surface water drainage information has been submitted to demonstrate that the development would not increase flood risk. The application states that surface water from the porch would connect to the drainage system approved under Y/60/23/DOC, but the final discharge location remains unclear and no evidence has been provided to show that the drainage hierarchy, relevant design standards, or Standard 1 of the NSfS have been met.

The applicant has not provided details of the condition, capacity, or performance of the existing drainage system. Without this information, we cannot assess whether the proposed layout and scale are feasible or whether the development would increase flood risk. Winter groundwater monitoring and infiltration testing should also be resubmitted to demonstrate that infiltration has been properly discounted, and water reuse should be incorporated into the design.

No interception drainage features have been provided, so the proposal does not accord with Standard 2 of the NSfS. Suitable measures, proportionate to the scale of development, could include infiltration features, water butts or other reuse measures, raingardens, bioretention features, and permeable surfacing. As these may affect the layout or scale of development, we object on this basis.

The extension area is within present-day low-risk surface water flood extent and falls within a high-risk extent when climate change is considered. No modelling, ground investigation, or drainage plans have been submitted to support an engineering assessment. In the absence of this evidence, we cannot confirm that flood risk would not be increased; therefore, the proposal does not accord with the NPPF and we object.

POLICY CONTEXT

Outside Built-Up Area.
Lidsey Treatment Catchment.
Flansham Area of Character.

DEVELOPMENT PLAN POLICIES

[Arun 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)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment

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

BACKGROUND

The application seeks retrospective planning permission for a front porch added to a former open barn that was previously approved for conversion to a single dwelling under application Y/22/21/PL.

DESIGN AND VISUAL AMENITY

The site comprises a former agricultural barn that has been converted to residential use. It is located within the Flansham Area of Character and forms part of a historic farmyard grouping. Dukes Meadow lies to the west, the designated Building of Character 'The Granary' lies to the southwest, and listed buildings are also located to the south.

Part M of the Arun Design Guide (ADG) states porches should provide a threshold space between the interior and exteriors and add emphasis to the entrance. The porch has a depth of 2m from the front elevation and a width of 2.7m. It has a pitched roof with a ridge height of 3.2m and an eaves height of 2.2m. The front elevation includes a single entrance door.

It is noted that the front porch exceeds the guidance depth of 1.5m outlined within the ADG, however it is set back from the building line, incorporating a pitched roof and it would be of scale as to not appear as a 'bolt on' addition. The proposal would not appear incongruous or harmful to the host dwelling and its immediate setting and is therefore in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, and the ADG.

The approved conversion (Y/22/21/PL) and subsequent non-material amendment (Y/82/23/NMA) approved changes to the external materials to include flint and brick walls, slate roof tiles, and timber doors. The retrospective porch has been finished in materials that match the approved scheme and the host dwelling. As a small, subordinate addition, it integrates well with the converted barn and does not appear visually intrusive.

Overall, the porch remains clearly subservient to the converted barn. Its scale, form and materials are acceptable and it has not resulted in harm to visual amenity, the character of the host dwelling or the wider area. The porch is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The porch is set well within the site, approximately 31.3m from the northern boundary and 3.8m from the western boundary. Given its modest scale, single-storey form, and relationship with neighbouring properties, it has not resulted in any overbearing or overshadowing impacts.

The porch includes a single entrance door facing north. This serves the host dwelling and does not introduce any overlooking or loss of privacy to neighbouring occupiers.

The development has therefore not caused harm to neighbouring residential amenity by way of overbearing or overshadowing impacts, overlooking, or loss of privacy. It is acceptable in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

DRAINAGE

The site is located within the Lidsey Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk so the proposed development needs consideration under Arun Local Plan policies W DM1 and W DM3 and the National Planning Policy Framework (NPPF).

Paragraph 181 of the NPPF (2024), states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

A Drainage Statement has been submitted with the application. The Drainage Engineers' objection is noted and that the proposal is not compliant with national standards (Standards 1 and 2 of the NSfS). However, the proposal relates to a retrospective porch with an approximate footprint of 5.4sqm.

The porch represents a limited addition to the dwelling and the submitted information explains surface water drainage arrangements for the main dwelling, which were previously considered through the discharge of condition application associated with permission Y/22/21/PL. Furthermore, a porch of a slightly reduced footprint could be constructed under permitted development, and the porch has been constructed over hardstanding.

Given the small scale of the porch and its location the development is not expected to materially increase surface water flood risk either on the site or to surrounding properties. While the drainage objection is acknowledged, it would not be reasonable or proportionate to refuse planning permission on this basis or to require further drainage details in this instance. The development is therefore considered acceptable in accordance with Arun Local Plan policies W DM1 and W DM3 and the NPPF.

HERITAGE

The host building has heritage value as a former agricultural barn within a historic farmyard grouping and should be treated as a non-designated heritage asset. The site is also located within the Flansham Area of Character and near listed buildings and a designated Building of Character. The proposal has therefore been assessed against Arun Local Plan policies HER SP1 and HER DM4, as well as the relevant heritage provisions of the NPPF.

The porch is a modest addition to a building that has already been altered through its approved conversion and extension. The Conservation Officer has been consulted as part of this application and raised no objection, noting that the porch is a small addition and has not resulted in additional harm.

The submitted heritage information confirms the significance of the former barn and its farmyard context. The use of matching materials, including brick, flint, slate and timber detailing, helps the porch respond to the architectural character of the converted barn and its setting.

Paragraph 216 of the NPPF (2024), states that the effect of an application on the significance of a non-designated heritage asset should be taken into account when determining the application. In weighing applications that directly or indirectly affect non-designated 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.

In accordance with paragraph 216 of the NPPF, the effect of the development on the significance of the non-designated heritage asset has been taken into account. Given the porch's limited scale, subordinate form, and matching materials, it has not caused harm to the significance of the host building or the Area of Character.

The development therefore preserves the character and appearance of the host building and its historic setting. It accords with Arun Local Plan policies HER SP1 and HER DM4, and the NPPF.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be maintained in accordance with the following approved plans:
 - Location plan Drwg no. 01 Rev A.
 - Block plan as proposed Drwg no. 03 Rev A.
 - Site Plan as Proposed Drawing No. 40.
 - Floor Plan as Proposed Drawing No. 41.
 - Roof Plan as Proposed Drawing No. 42.
 - North East (Front) Elevation as Proposed Drawing No. 43.
 - South East (Side) Elevation as Proposed Drawing No. 44.
 - South West (Rear) Elevation as Proposed Drawing No. 45.
 - North West (Side) Elevation as Proposed Drawing No. 46.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 2 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 3 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 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 NPPF.