

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

REF NO: Y/33/26/HH

LOCATION: 2 Lakers Cottages
North End Road
Yapton
BN18 0DL

PROPOSAL: Single storey side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

Y/13/25/HH	Single storey side extension.	Refused 06-05-25
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REPRESENTATIONS

Yapton Parish Council have objection on the grounds that the extension would be out of keeping, creating an illusion of a larger development due to the elevational treatment.

The Parish Council's objection has been addressed in the conclusion section below.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Drainage Engineers - No objection subject to a condition.

General

0.1.The application is for householder development comprised of a single storey extension which will increase the drained area at the site. The works are assumed to not be permitted development and therefore sustainable drainage proportionate to the nature and scale of the proposal is required by NPPF Paragraph 182.

0.2.The site is not at significant risk of flooding from surface water or other local flood risk sources as indicated by our datasets and further information on external flood risk is not required.

0.3.We have reviewed the groundwater monitoring and updated drainage design statement and calculations.

POLICY CONTEXT

Lidsey Treatment Catchment Area.

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

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 site is a semi-detached dwelling located on North End Road. The proposed side extension would be sited to the south of the host dwelling. The proposed side extension would be visible from the street scene and follows a previous refusal (on drainage grounds) in 2025.

The extension would have a depth of approx. 7.2m and a width of 4.45m, set in approximately 4m from the western (front) boundary. The extension would have a hipped roof form with a maximum height of approx. 4m and eaves height of 2.3m. The overall scale of the extension would be subservient to the host dwelling.

A small link extension is proposed between the dwelling and the side extension; the link would be a minor extension and would help integrate the dwelling with the side extension. The link extension would be finished in materials that match the host dwelling, whereas the extension itself would feature cream cedar cladding, sympathetic to the host dwelling but ensuring the original historic character and design of North End Road is retained through the existing dwelling. The roof would be finished with tiles to match the host dwelling, ensuring the extension would appear subservient in design.

The Arun Design Guide (ADG) states that side extensions should respond to building design in terms of roof pitch. The proposed side extension would have a hipped roof form that would overall integrate well with the existing dwelling, and it would not appear out of place within its context.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and should respond to existing elevations through the size and positioning of doors and windows.

The side extension would be sited to the southern flank of the host dwelling, and given the scale, siting and height of the extension, and that the extension would be set in from the side boundaries, the proposed side extension would not result in any overbearing or overshadowing effects to neighbouring properties. A window is proposed along the southern flank elevation at ground floor level. The window would be set in from the southern site boundary by 0.9m; given the ground floor siting of the proposed fenestration, there would be no harm by way of overlooking.

The other fenestration proposed would have an outlook of the front and rear amenity areas of the property and would not result in any overlooking impact on neighbouring dwellings.

The proposed extension would not harm the residential amenity of neighbouring properties in accordance with Arun Local Plan policies D DM1 and D DM4.

LIDSEY TREATMENT CATCHMENT AREA

The site is in the Lidsey Wastewater Treatment Catchment Area which is the subject of a surface water management plan. Following a previous refusal for an identical application, the applicant has provided additional drainage details, upon which the Councils' Drainage Engineers have been consulted.

The drainage engineers have been reconsulted on the application, following their original objection, after the submission of the necessary groundwater monitoring data. The drainage engineers have responded, stating they do not object, subject to a pre-commencement condition. The drainage engineers have noted the requirement for further infiltration testing (in the winter) at the location and depth of the proposed soakaway. The drainage design is likely to require amendment following the winter testing. Technical design details are required to be submitted and approved following this testing.

The applicant has agreed to the pre-commencement condition which has been attached to this decision.

The proposal is therefore in accordance with Arun Local Plan policies W DM1 and W DM3.

SUMMARY

The proposal is in accordance 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

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 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 Plan, Block Plan and Roof Plan BA/01/01
Existing and Proposed Elevations IBA/01/03
Existing and Proposed Floor and Roof Plans IBA/01/02
Biodiversity Enhancement Statement
Lidsey Drainage Statement
Groundwater Monitoring Results
Drainage Statement / Soakaway Design 22-07-26

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.

- 3 Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the local planning authority. The full details submitted for approval shall include:

1. Detailed drainage plans conforming to Local Planning Authority guidance,
2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,
3. Infiltration testing strictly in accordance with BRE DG 365 or Ciria R156 Guidance,
4. Impermeable area plan,
5. Calculations modelling the surface water drainage network for the following storm events: a.) 100% Annual Exceedance Probability, b.) 10% AEP + climate change allowance, c.) 3.3% AEP + climate change allowance, and d.) 1% AEP + climate change allowance. All storm events must include an allowance for urban creep and surcharged outfalls where appropriate.

The scheme shall then be constructed as per the approved plans. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the local planning authority. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF. This is required to be a pre commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 4 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).

- 5 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.