

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

REF NO: Y/47/19/HH

LOCATION: Normandie
Church Lane
Yapton
BN18 0EH

PROPOSAL: Single storey front extension, part two storey part single storey rear extension and alterations to fenestration. This application may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks part single storey and two storey extensions to the front and rear of the dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Yapton Parish Council

Yapton Parish Council provided no objection, however would seek conditions relating to the materials. No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply standard condition relating to surface water drainage.

Comments noted. The condition has been agreed with the applicant.

POLICY CONTEXTDesignation applicable to site:
Built up area boundary**DEVELOPMENT PLAN POLICIES**[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

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

[Yapton neighbourhood plan 2014 Policy BB1](#)

Built-up Area Boundary

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 D DM1 and D DM4 of the Arun Local Plan.

Yapton has a 'made' Neighbourhood Plan with policy BB1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposed development is visible from the front elevation with the addition of a single storey front and side extension.

The proposal appears subservient and well integrated with the host dwelling. The dwelling is set back from the road and retains 18m to the front boundary, as a result the single storey front extension is not considered to appear unduly dominant on the street scene, with a pitched roof which is sympathetic in appearance to the host dwelling. The front extension will have a depth of 1.5m however this sits behind the principal elevation.

The surrounding properties are mixed in appearance with listed buildings situated opposite the property and newer development to the east. The alterations will not result in the dwelling appearing out of character with the area.

The proposal due to the design and siting is not considered to have an adverse impact upon the established spatial pattern or character of the locality and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

A part two storey and single storey extension will be constructed to the rear elevation. This will run along the western side to a depth of 4.9m and along the rear for a width of 7.5m with 5.2m forming two storey and the remaining reducing to single storey with a lean to roof. The height sits 0.5m below the host dwelling with eaves to match. 3 rooflights will be constructed to the single storey and due its height above ground floor will not give rise to adverse overlooking.

The two storey addition does extend slightly beyond the neighbouring property at The Bund however as a result of the separation at a minimum of 2.1m is not considered to give rise to overbearing or overshadowing impacts. The extension also does not intersect a 45 degree line drawn from the centre of the neighbouring ground floor windows.

There will be 2 additional windows to the first floor extension facing north and due to the siting they are not considered to give rise to adverse overlooking upon neighbouring amenity with 15m retained to the

rear boundary. An additional window is also proposed to the first floor west elevation however is to be obscured as shown on the plan.

To the east and west elevation existing single storey additions will increase in height approximately 1m with the alteration from flat to pitched roof however the alteration is not considered to adversely impact neighbouring amenity, with sufficient boundary treatment in place also.

The proposal as a result of its design and siting is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

IMPACT ON LISTED BUILDINGS

The listed building is located to the south of the property. Para 190 requires the LPA to consider the significance of the impact upon that heritage asset. The proposal has limited impact on the significance of the heritage asset as a result of the proposal being some 18m away from the asset and results in no harm.

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
- Proposed Site Plan - 0802-SK-05 Rev A
 - Floor Plans - 0802-SK-01
 - Elevations - 0802- SK-02
 - Sie Elevations - 0802- SK-03
 - Roof Plans - 0802-SK-04
 - Location Plan - 0802- SK-05

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 first floor window on the west elevation of the building shall at all times be glazed with obscured glass and only openable at a high level, at least 1.7m above finished floor level.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 4 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

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. 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.

- 5 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.

- 6 **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.