

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

REF NO: Y/53/25/HH

LOCATION: Flints
Hoe Lane
Flansham
PO22 8NP

PROPOSAL: Part single, part two storey rear extension, dormer extension and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Yapton Parish Council - No response received.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Area of Character.

Tree Preservation Order.

Lidsey Treatment Catchment Area.

Archaeological Notification Area.

CIL Zone 3.

Outside Built-Up Area Boundary.

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

WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM4	HER DM4 Areas of Character
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a large plot containing a detached two storey dwelling, a detached garage and existing outbuilding along Hoe Lane. This application seeks planning permission for a part single, part two storey rear extension, rear dormer and alterations to fenestration. The works would not be visible from the street scene along Hoe Lane.

The proposed single storey extension would measure 5m in width, 4.7m in depth, with a maximum height of 4.4m and eaves height of 2.3m. It would feature a gable end with large windows. Whilst this extension would have a more modern appearance than the host dwelling, it is subservient and would not appear prominent within the street scene of Hoe Lane, reducing any harm to the character of the area.

The first floor extension would measure 4.7m in width, 3m in depth and would match the eaves height of the host dwelling. The first floor extension would increase the bulk and massing of the roof form, although it would not exceed the existing ridge height. The first floor extension would replace an existing catslide roof form, however the hipped roof form of the first floor extension would reflect the character and appearance of the host dwelling and the proposal would be of a size and scale that would be a subservient addition to the host dwelling. The proposed first floor extension would not result in harm to the visual amenity of the host dwelling, street scene or wider area.

The rear dormer would measure 5.7m in width and 2.1m in depth, with a flat roof with a height of 2.2m. There is an existing smaller dormer which the proposed would replace in a similar location on the west (rear) roof slope. Part M of the Arun Design Guide (ADG) requires dormers to be minor incidents in the roof plane and centrally located as to not damage the original character and appearance of the building and its surrounding area, incorporating pitched roof in most cases. While the proposed rear dormer features a flat roof design, it is sited to the rear and would not be visible from the street scene. The dormer would be set in from the flank elevations, set up from the eaves and set down from the ridge height and would not result in harm to the visual amenity of the host dwelling.

The overall footprint increase is minor and the usual of materials, flint and brick, to match is in keeping with the character of the host dwelling and the locality. The proposal would not result in harm upon the character of the area and is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

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

The single storey extension is sited approximately 13m from the boundary with the north (side) neighbour, Bonhams. There are large scale windows proposed to the east and north elevations, but as these windows would have an outlook of the rear garden, the proposed extension would not result in increased overlooking impacts. As a result of its scale and siting, this element would not result in any overbearing, overshadowing, or overlooking, and would not result in harm to residential amenity. 2 No. rooflights are proposed within the south (side) roof slope. There are 3 No. existing rooflights within the main roof. The rooflights accord with Part M of the Arun Design Guide as they maintain the privacy of the neighbouring properties and are used discreetly.

The first floor extension would be sited approximately 6m from the boundary with the north (side) neighbour, Bonhams. Given the siting and scale of the proposed extension, this element would not result in any overshadowing or overbearing impacts to neighbouring properties. Fenestration is proposed within the eastern elevation of the extension at ground and first floor levels. The outlook from this fenestration would not be dissimilar to the views available from the existing ground and first floor level fenestration within the eastern elevation, and the proposal would not result in additional overlooking or loss of privacy.

The rear dormer would be sited approximately 35m from the closest elevation of the neighbour to the rear, Jem House, and would not result in harmful overlooking impacts due to this distance and the existing boundary treatment and mature vegetative screening. As the dormer would be contained within the existing roof slope and would be sited a significant distance from neighbouring properties, the dormer would not result in any overbearing or overshadowing impacts.

There are proposed alterations to fenestration including a set of patio doors within the north elevation, serving the rear garden of the host dwelling. 1 No. window is removed from the south elevation and 2 No. windows are introduced within the east elevation. Both would serve the rear garden and would not result in increased overlooking impacts.

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

FLOOD RISK

The site is located within the Lidsey Treatment Catchment Area. It is noted that the single storey extension would extend over existing hardstanding and the first floor extension would extend over the existing built form. The rear dormer would be contained within the existing roof and would not result in an increase in footprint.

Given that the development would extend over existing built form and existing hardstanding, a refusal on drainage grounds would not be reasonable in this instance. The proposals would not increase flood risk elsewhere, in accordance with policies W DM1 and W DM3 of the ALP.

HERITAGE

The site is located within the Flansham Area of Character, which is a hamlet characterised by its rural setting, with linear residential development. Most of the houses along Hoe Lane were built in the 19th or early 20th century, with brick and flint widely used. Bonhams to the north is a locally listed non-designated heritage asset.

The proposal would not result in harm upon the non-designated asset due to the large separation distance between the proposal and the locally listed Bonhams. Furthermore, Flints is not visible from the street scene as it is well set back from Hoe Lane via a long private drive. The proposal would not result in harm to the significance or setting of the locally listed building or the Flansham Area of Character.

The proposals will have a neutral impact on the significance and setting of the listed building and conservation area in accordance with policies HER SP1 and HER DM4 of the ALP 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 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:

Site Plans
Proposed Elevations
Proposed Floor Plans

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 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).

- 4 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 National Planning Policy Framework.