

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

REF NO: Y/68/21/HH

LOCATION: 26 Canal Road
Yapton
BN18 0HD

PROPOSAL: Erection of single storey rear and side extension following the demolition of existing conservatory

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey rear and side extension following the demolition of existing conservatory.

REPRESENTATIONS

Yapton Parish Council - No Objection.

Engineers (Drainage) - The application is within the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Infiltration must be fully investigated. In addition, our records show that there may be a public foul water sewer running through the rear garden of 26 Canal Road in close proximity to the proposed extension, please consult Southern Water for more detail and their required easements from this sewer. If you are minded to approve the application please apply the following conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

Southern Water - No Comments received.

No representations received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Built-Up Area Boundary
Lidsey Treatment Catchment

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)

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**PRINCIPLE**

The key policies are D DM1 and D DM4 of the Arun Local Plan. Yapton has a made Neighbourhood Development Plan with policy BB1 being relevant to this application.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy BB1 states that development proposals will be supported within the built-up area boundary subject to compliance with other policies in the development plan. The proposal complies with this located within the BUAB.

DESIGN AND VISUAL AMENITY

The existing property is a semi-detached two storey dwelling located to west of Canal Road. The property is constructed of brick with painted white cladding to first floor. There is attached integrated garage to front (east), driveway area to front (east), a single storey extension to front (east) and garden and conservatory to rear (west). The neighbouring properties are number 24 Canal Road to north and number 28 Canal Road to south. The boundary treatment is wooden panelled fencing to rear. The surrounding area is residential in character and contains properties of mixture of designs.

The proposals are for a single storey rear and side extension following demolition of conservatory.

Due to the siting of extension to rear (west) elevation of property to replace existing conservatory it will minimise views from street scene so will not adversely impact character of surrounding area so will comply with policy D DM1 of the Arun Local Plan.

Due to the siting of side extension to partly infill the north elevation of property it will be highly visible from street scene. However due to design at single storey it is visually subservient to main dwelling, the flat roof design integrates with existing property and being set back from principal front (east) elevation it will not adversely impact street scene or character of area so is acceptable.

The proposed rear (west) extension will have a width of approximately 11.91m and a depth of approximately 4.0m. The height to flat roof will be approximately 2.58m. There will be three new windows on rear (north west) elevation of extension facing garden to rear and twin sliding door to rear (west)

elevation of extension facing garden to rear. There will be one skylight rooflight.

The proposed side (north) extension will have a width of approximately 2.84m and a depth of approximately 3.82m. The height to flat roof will be approximately 2.58m. There will be a single high level window to front (south east) elevation of extension facing driveway to front.

Arun recently adopted a Design Guide. It states that development should be subservient to the main dwelling and this complies in terms of scale and size. It states for side extensions in streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. Whilst the extension being within 1m of side (north) boundary does not comply, the extension being at single storey is acceptable. It also states however that rear extensions can have significant impacts on neighbouring amenity in terms of privacy and overshadowing, particularly in semi-detached dwellings where neighbours are in close proximity. Whilst the proposal impacts the 45 degrees test to ascertain if proposal affects neighbours' access to light, extensions up to 3.3m depth from original dwelling are generally acceptable so whilst extension is greater (4.0m) it is not excessively so is acceptable.

The proposed materials seem to match existing dwelling and consist of brick walls to match existing, flat roof with white fascia detail, white UPVC doors and windows to match existing so comply with policy D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed rear (west) extension will have a width of approximately 11.91m and a depth of approximately 4.0m. The height to flat roof will be approximately 2.58m. Due to siting at rear and 0m remaining to southern boundary there is increased overshadowing or overbearing effect to neighbouring property number 28 Canal Road to south. However due to being at single storey there is reduced overbearing or overshadowing effects so is acceptable.

Due to around 0.50m remaining to north side boundary there is increased risk to overbearing or overshadowing effects to neighbouring property 24 Canal Road to north however due to rear extension sited beyond building line to north and a gap to north side property there is no adverse harm to overshadowing or overbearing effects to north so is acceptable.

Due to 2 new bi-fold doors in rear (west) elevation of extension there is increased risk to overlooking to neighbouring property to rear (west) however due to property to west set back there is no adverse impact to overlooking to neighbouring property to west.

Due to the 3 new proposed windows in rear (west) elevation of extension there is increased risk to overlooking to neighbouring property number 24 Canal Road to north however due to being at single storey, siting of development forward of building line to north and existing boundary fence to north there is no adverse harm to overlooking to north. There is no increased harm to overlooking to south due to location of boundary fence to south and siting of development beyond building line to south.

The proposed side (north) extension will have a width of approximately 2.84m and a depth of approximately 3.82m. The height to flat roof will be approximately 2.58m. Due to 0m gap remaining to north boundary there is increased risk to overshadowing or overbearing effect to neighbouring property number 24 Canal Road to north however due to being at single storey there is not adverse impact to overshadowing or overbearing effect to north so is acceptable.

Due to a new higher level window proposed in front (east) elevation of extension there is increased risk to overlooking to neighbouring properties to east however due to gap of 9.0m remaining to east boundary and location of road there is no harm to overlooking to east.

Whilst there is slight increased risk to overlooking to neighbouring properties to north, the nature of window at higher level and existing gap to neighbouring property to north there is no adverse harm to overlooking to north so is acceptable.

The proposed extensions are not considered to result in harm upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

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:

Block Plan 01B Rev. A
Location Plan 01L

Roof Plans Existing and Proposed 05
 Existing Elevations 03
 Proposed Extension Elevations 04
 Floor Plans Existing and Proposed 02

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

- 3 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.

- 4 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.
- 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.