

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

REF NO: Y/72/19/HH

LOCATION: Rookery Cottage
Hoe Lane
Flansham
PO22 8NT

PROPOSAL: Single storey side/front extension including demolition of existing garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to demolish an existing garage and to construct a side extension.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response
No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)
Arboriculturist

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Request standard conditions relating to drainage are included.

Comments noted. As the condition is pre commencement this has been agreed and will be included.

POLICY CONTEXT

Designation applicable to site:
Outside 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
CSP1	C SP1 Countryside

[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 site is located outside of the built-up area boundary as set out within both the Yapton Neighbourhood Development Plan (YNDP) and the Arun District Local Plan 2011-2031 (ALP). YNDP policy BB1 seeks to restrict new development in the countryside and does not include householder development within the list of exceptions to this. However, policy C SP1 of the ALP does state that development will be permitted in the countryside where it is in accordance with other policies in the Plan which refer to a specific use or type of development. ALP policy D DM4 refers to extensions & alterations to existing buildings. In the event of conflict between development plans, the more recent plan takes precedence (the ALP). Therefore, subject to compliance with D DM4 and other policies of the ALP, the proposal will be acceptable in principle.

DESIGN AND VISUAL AMENITY

The proposal is located to the northern elevation of the dwelling and is large in size. However as a result of the siting of the property which is sufficient distance from neighbouring properties, it is not likely to be visible from the wider area.

A garage fronts the site as you enter from the access road at the west however is in poor condition. The removal of this will allow room for the extension and ultimately aim to improve the appearance of the property.

The extension will form an L shape from the north elevation extending west. As a result it will extend beyond the principal elevation. This will however sit where the existing garage is, which is to be demolished. As such, and with no neighbouring properties this is considered acceptable.

The extension will be single storey and appears subservient to the host dwelling. It appears well integrated and sympathetic in appearance to the existing house. This is a result of the use of materials to match the existing dwelling which consists of clay roof tiles and flint and brick quoins to the front of the dwelling and brick to the rear. The existing dwelling has a cat slide roof and the eaves of the extension will match that of the dwelling to the front, again ensuring its visually integrated.

Whilst the addition is large, it is not considered to be of a scale that would appear out of character with the host dwelling. The proposal by virtue of its size and design is not considered to adversely impact upon the character of the area and is in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The dwelling has a private access road to the property. As such the property is situated sufficient distance from neighbouring dwellings in excess of a minimum 22m.

The extension will run approximately 9.5m along the rear of the dwelling with a depth of 10m as it extends towards the west. The extension is L shaped and is slightly stepped in along the principal elevation. The extension to the west will have a hipped roof with it set slightly lower than the main bulk of the extension. There will be a maximum height of 4.8m with eaves at 1.85m to match the existing front.

There will be 3 additional windows along the north elevation and with 9.5m to the boundary and fields

beyond this, the development is not considered to harm neighbouring amenity by way of overlooking. There will also be a new front door access and windows to the western and eastern elevation which will overlook the gardens of the host dwelling.

With no nearby neighbouring occupiers, the development is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 of the Arun Local Plan.

TREES

The proposal seeks to remove an elderflower tree and some hedging to allow for the siting of the extension. The Tree Officer was consulted however there has been no response. As the trees are not within a Conservation Area and are not the subject of a Tree Preservation Order, the removal of is considered acceptable.

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
- Location and Proposed Block Plan - 101
 - Proposed Elevation - 106
 - Proposed Elevation - 107
 - Proposed Site Plan -108
 - Proposed Floor Plan - 105
 - Design and Access Statement - Rev A
 - Application form stating matching materials.

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 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.