

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

REF NO: Y/79/25/HH

LOCATION: 2 Graham Road
Yapton
BN18 0JT

PROPOSAL: Replacement of garage with single storey detached garage and garden room, replacement rear extension flat roof with monopitched roof, 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.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - Objection.

Insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development. It is proposed to manage surface water on via infiltration to the ground. We support this approach in principle, as infiltration is the highest priority in the drainage hierarchy and aligns with Standard 1 of the NSfS. However, insufficient evidence has been provided to demonstrate that infiltration is a viable solution.

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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

This site is a semi-detached two storey dwelling along Graham Road. This application seeks planning permission for a single storey detached garage and garden room, following the demolition of the existing garage, construction of mono-pitched roof to replace the existing flat roof over the existing rear extension as well as alterations to fenestration. The development would be partially visible from the street scene, and all works would be constructed in materials to match the host dwelling.

The proposed single storey detached garage and garden room would measure approximately 4.1m in width, 11.1m in depth, with an eaves height of 2.4m and a pitched roof reaching a maximum height of 3.8m. The outbuilding would not project any further forward than the existing detached garage, which is to be demolished. The increase in footprint is primarily to the rear and would not detract from the visual amenity of the host dwelling or the wider street scene. The garage would incorporate a pitched roof matching the pitch of the host dwelling and would be constructed using matching materials, ensuring it reads as a subservient, ancillary addition that integrates well with the main property.

The proposed mono-pitched roof to the existing rear extension would replace the existing flat roof and would be sympathetic to the pitched roof form of the host dwelling. The roof would help to unify the existing rear elevation. As a result, the amended roof form would not appear prominent or out of character, and it would not give rise to any harm to the overall appearance or architectural character of the host property.

Within the replacement roof, three rooflights are proposed, as well as replacement rear doors within the existing extension. The rooflights would be proportionate in scale and would not result in any harm in this regard. The rear doors would replace existing doors and are acceptable.

In summary, the proposed development would not result in harm to the visual amenity of the host dwelling or the surrounding area, and the proposal is therefore in accordance with policies D DM1 and D DM4 of the Arun Local Plan (ALP).

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 respond to existing elevations through the size and positioning of doors and windows.

The proposed garage and garden room would be set in approximately 0.6m from the southern side boundary and would abut the rear gardens of neighbouring properties. Given its single storey height and separation from the rear elevations of neighbouring properties, the outbuilding would not result in any overbearing or overshadowing impacts. The fenestration proposed within the garage and garden room would be at ground floor level only, with openings facing towards the application site's frontage and rear. As such, the proposal would not give rise to any overlooking of neighbouring properties.

The proposed replacement roof to the rear extension would be sited to the rear of the dwelling. While it would minimally increase the bulk and massing of the roof within close proximity to the northern neighbour, the eaves height of the extension would remain low level, and the proposed replacement roof

would not result in significant overshadowing or overbearing impacts to the neighbour to the north.

There is additional fenestration proposed to the rear elevation which will provide outlook onto the rear garden of the host dwelling, and rooflights would be high level serving the ground floor accommodation. As such, the proposed fenestration would not result in any additional overlooking of neighbouring properties.

The proposed development would not result in harm to neighbouring amenity by way of overbearing, overshadowing, or overlooking impacts and the proposed extension is therefore in accordance with policies D DM1 and D DM4 of the ALP.

FLOOD RISK

The site is located within the Lidsey Treatment Catchment Area. It is noted that the outbuilding would partly replace an existing garage and partially extend over existing hardstanding. Whilst the garden room to the rear of the garage would not extend over existing hardstanding, the outbuilding as a whole is of a similar footprint to that which could be constructed under permitted development. The replacement pitched roof would extend over the existing built form, and would not increase the footprint of the dwelling.

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.

SUMMARY

The proposed development 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 Proposed Elevations P02
- Proposed Floor Plans and Elevations P01

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 NPPF.