

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

REF NO: Y/81/18/HH

LOCATION: 1 Church Farm Cottages
Church Road
Yapton
BN18 0EP

PROPOSAL: Loft conversion involving addition of dormer. This application affects the setting of a Listed Building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to a loft conversion which would involve the addition of two dormers to the southern elevation of the building.

RELEVANT SITE HISTORY

Y/80/18/PL Change of use from cowshed to separate residential unit
- This is a departure from the development plan - This application may affect the setting of a Listed Building

Y/83/18/HH Change of use of barn to ancillary accomodation. This application affects the setting of a listed building.

Y/15/00/ Proposed two storey extension to rear. ApproveConditionally
12-05-00

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Yapton Parish Council
Yapton Parish Council provided no objection.
No representation from nearby occupiers

CONSULTATIONS

Engineers (Drainage)

Engineering Services Manager
Southern Water Planning

CONSULTATION RESPONSES RECEIVED:

Southern Water - Requested a standard informative is included.

Drainage - The application does not change the building footprint. No conditions to request. Any alterations should be designed and constructed in accordance with building regulations.

POLICY CONTEXT

Designation applicable to site:
Outside the built up area boundary.

DEVELOPMENT PLAN POLICES

CSP1	C SP1 Countryside
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
HERDM1	HER DM1 Listed Buildings

[Yapton neighbourhood plan 2014 Policy BB1](#)

Built-up Area Boundary

Yapton neighbourhood plan 2014 Policy E9

Listed Buildings and Buildings or Structures of Character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan.

Yapton has a 'made' Neighbourhood Plan with Policy BB1 and E9 of relevance to the application. The proposal complies with these policies.

The site is occupied with a building which is split into 2 units with 1 serving as a residential unit and 1 as a cowshed. The building forms part of another application Y/80/18/PL which proposes to convert the cowshed to a separate unit of residential accommodation.

DESIGN AND VISUAL AMENITY

The site is accessed by a private road and due to the siting of the building the proposed dormers may be partially visible from the private access road and from 1 Church Farm Cottages which is the main

residence on the site however will not be visible from the wider street scene.

The application seeks to construct 2 dormers to the southern elevation of the building. The dormers are modest in size and appear well integrated with a width of around 1.75m, height of 2m and 2.8m length. The construction of the dormers appear appropriate in terms of design and size to the building and surrounding area.

The installation of the dormers is not considered to adversely impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed dormers are situated to the southern elevation and will face towards 1 Church Farm Cottages and the separate ancillary unit. Whilst the addition of dormers specifically the dormer sited to the western end of the roof would give rise to some overlooking at this elevation, with the ancillary unit at single storey level and with around 18m separation to the northern elevation of the 1 Church Farm Cottages it is not considered views will be significant in which a refusal is justified.

2 additional velux windows will be installed to the northern elevation of the building although due to their siting above finished floor level again there are not considered to be any adverse views with the neighbouring property to the north west approximately 35m away and sufficient boundary treatment in place. There will be 1 additional window to the south elevation however at ground floor level this is not considered to give rise to any additional adverse overlooking.

Whilst the proposal will give rise to some overlooking views are not considered significant and due to the siting of the building the proposal is not considered to appear overbearing or overshadowing and as a result the works proposed are deemed to comply with DDM1 and DDM4 of the Arun Local Plan.

IMPACT ON LISTED BUILDING

A Grade II listed building is situated nearby however the appearance of the host building would largely be retained as existing. The proposed dormers are not considered to appear overly dominant and as a result it is considered to preserve the historic character of the listed building. The proposal is not considered to adversely affect the setting of the adjacent listed building and accord with HERDM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development policies as such is recommended for approval subject to accordance with the following conditions and informatives.

HUMAN RIGHTS ACT

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 Block Plan - 171164/06/B
- Plans and Elevations Proposed - 171164/02 A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 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.
- 4 INFORMATIVE: The development should not begin until the building has been converted and a change of use has taken place for the site as shown on application Y/80/18/PL on plan 171164. The application has been determined as a householder application and therefore applies to proposals relating to alterations or extensions to a dwellinghouse. The change of use should exist prior to the construction of the dormers as the consent would otherwise not fall under householder permission.