

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

REF NO: Y/89/19/HH

LOCATION: Hazel Cottage
Church Lane
Yapton
BN18 0EH

PROPOSAL: Single storey side extension linking semi-detached garage to existing house including conversion of existing garage to habitable use and rear extension. This application affects the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to convert an existing garage to form a habitable space and construct two dormers to front the street scene with an extension to the rear. A single storey extension linking the host dwelling with detached garage will also be constructed. This application seeks to amend a previous application by way of the following - The rear wall of the proposed extension will increase in width to meet with the host dwelling. - Alterations of roof light and doors to the rear.
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RELEVANT SITE HISTORY

Y/8/19/HH	Single storey side extension linking semi-detached garage to existing house including conversion of existing garage to habitable use and rear extension. This application affects the setting of a listed building.	ApproveConditionally 06-08-19
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Yapton Parish Council

Support

- Comments remain as those stated on previous application
- Request dormer windows are removed as they are incongruous to the historic streetscape.
- Conditions requiring materials to be in keeping should be applied
- The extension should remain as ancillary due to lack of parking provision.
- Would prefer the use of conservation style velux rather than dormer windows.

- The conditions suggested on the previous application should remain in place.

1 letter of objection from a nearby occupiers

- The design does not match either Hazel Cottage or Twelfth of Never
- Why is it necessary to have dormer windows.
- The flint wall should be maintained.
- The flat roof extension appears out of place with the cottages.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Comments noted. Conditions on previous application will be applied.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Structure of Character.

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
SDSP2	SD SP2 Built-up Area Boundary
HERSP1	HER SP1 The Historic Environment
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character

[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 key policies considered are D DM1,D DM4, HERDM2 of the Arun Local Plan.

Yapton has a 'made' Neighbourhood Plan with policy BB1 and E9 of relevance to the application.

The proposal considered to accord with these policies in such that it does not result in the loss of either a Listed Building or Structure of Character.

BACKGROUND

Planning permission was granted under Y/8//19/HH to convert an existing garage to form a habitable space and to construct two dormers to front the street scene. A single storey extension linking the host dwelling with detached garage will also be constructed.

As permission was approved in August 2019 the report will only assess the changes which include;

- An increase in width to the rear elevation in such that it meets with the host dwelling.
- Alteration of the type of rooflight and doors to the rear extension.

DESIGN AND VISUAL AMENITY

The single storey extension is situated to the rear of the garage which is to be converted to provide habitable accommodation. There is currently a small gap between the eastern side of the extension and the western side of host dwelling. The proposal seeks to increase the width of the extension by approximately 1.5m in such that it joins with the host dwelling. Due to the siting of this to the rear of the property, it is not visible from the street scene.

The proposal seeks a modest change which retains the existing appearance of the approved extension. The rooflight design will also slightly alter however it will change from 3 individual windows to 1 large window. With the alterations minor in scale it is therefore not considered that they would have a materially adverse effect on the character of the area as there are no viewpoints of this aspect of the application from the street scene. The proposal accords with D DM1 and D DM4 of the Arun Local Plan.

HERITAGE ASSET

Paragraph 190 of the NPPF requires the LPA to assess the significance of the impact upon the heritage asset. The works proposed increase the width of the rear addition by approximately 1.5m. Under the previously approved application Y/8/19/HH less than substantial harm was identified upon the neighbouring listed building and host dwelling which is a structure of character. The proposal was considered against public benefits which included bringing an empty structure (garage) into use again and providing accommodation for a dependent relative. The significance of the impact again needs to be considered with regards to the alteration to the rear extension.

Due to the modest scale of the change and due to its siting which is not visible from the listed building it is not considered the proposal would result in harm to the heritage asset which has not already been addressed in the previous application and through the public benefit identified. As a result of this, the proposed development is considered to be in accordance with the HERDM2 Arun Local Plan, in that it has no significantly harmful impact upon the setting of the adjacent Listed Building.

RESIDENTIAL AMENITY

The extension will increase in width approximately 1.5m towards the eastern elevation which will then meet with the side elevation of the host dwelling. It will retain the existing height and due to the siting, is not likely to be visible from neighbouring occupiers. The proposed rooflight is flat and therefore does not result in adverse overbearing impacts.

The alterations proposed are not considered to give rise to adverse impact upon neighbouring amenity by way of overlooking, bearing or overshadowing and accord with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with 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 Plan - PA-302-01
 - Block Plan - PA-302-08
 - Proposed Section A-A - PA-302-07
 - Proposed Elevations - PA-302-06
 - Proposed Ground Floor Plan and Roof Plan - PA-302-05

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 The new dormer windows to the garage at the northern elevation and front door shall not be installed unless and until precise details of the design, materials and finishes have been submitted to and approved by the Local Planning Authority and the details so approved shall be used in the construction of the development.

Reason: To enable the Local Planning Authority to control the development in detail in the

interests of the setting Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 4 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.

- 5 No development above damp proof course (DPC) shall take place unless and until a sample panel of the flint work (including the proposed texture, style, coursing and mortar ratio) to be used for the infilling of the garage at the northern elevation of the proposed development have been submitted and approved by the Local Planning Authority and the sample panel approved by the Local Planning Authority shall be used in the construction of the development.

Reasons: To enable the Local Planning Authority to control the development in detail in the interests of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 6 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

- 7 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.