

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

REF NO: Y/8/19/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.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Yapton Parish Council

Yapton Parish Council provided support requesting that the dormer windows are removed before permission is granted. They would also seek the following conditions requiring materials to be in keeping with the historic buildings and the extensions remains ancillary to the main dwelling due a lack of parking.

8 letters of objection from 6 nearby occupiers.

- The proposal will have an adverse impact upon neighbouring listed buildings.
- The cottage is of architectural interest and should not be altered.
- Concerns regarding noise, light, close proximity and value to my property.
- The change is inappropriate for the location.
- The plans would change the appearance and setting of listed buildings.
- Dormer windows are intrusive and out of character.

Comments noted and address in the conclusion. Value to the property is not a material consideration.

CONSULTATIONS

Southern Water Planning

Engineers (Drainage)

Engineering Services Manager

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Southern Water - Apply standard informative relating to connection to the sewers.

Drainage - Apply standard condition relating to surface water drainage.

Conservation Officer - At present, the proposal is such that the impact can be described as causing less than substantial harm. The level of harm is considered to be on the lower end of the scale.

Comments noted. The drainage condition has been agreed and will be included.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary.

Locally Listed/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
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERSP1	HER SP1 The Historic Environment

[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 proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SDSP2 the key policies considered are D DM1 and 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 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.

The host dwelling (Hazel Cottage) is Locally Listed/Building of Character. The dwelling also has a garage which is detached from the host dwelling but adjoins the neighbouring Grade II Listed Building (Twelfth of

Never).

DESIGN AND VISUAL AMENITY

The proposal involves alterations to the host dwelling and detached garage and is highly visible from the street scene with the building sited at the road frontage.

The existing walkway between the dwelling and garage will be infilled with a timber front door and pitched porch using existing tiles. This will form a corridor to create a link between the main dwellinghouse and the garage which will be used as an annexe. This will also relocate the main entrance door to face the street scene, as access is currently available from both the east and west with the side elevation fronting the road.

Alterations to the garage will involve the garage door being removed and the opening infilled with flint work which will match that of the existing principal elevation of the garage. 2 gable dormers will also be constructed to the garage which will front the street scene. These will have a depth of approximately 1m and a height of 1.7m. Whilst it alters the appearance of the garage, they are considered well integrated in terms of their design and size and not an unduly dominant addition to the street scene. They will sit at around 1.8m from the external ground level.

The surrounding properties are varied in style and design with a number of older and listed properties to the west and newer developments to the east. It is therefore not considered the alterations are such that they would have a materially adverse effect on the character of the area.

To ensure the proposal is sympathetic in appearance to the host dwelling and neighbouring listed building the materials involved specifically concerning the alterations to the garage shall match that of the existing and shall use timber windows so as to reflect the neighbouring property. Design and materials of windows will be conditioned to ensure there is no adverse impact upon the street scene.

The development due to its design is not considered to have an unacceptably adverse impact upon the appearance of the host dwelling or character of the area and will accord with D DM1 and D DM4 of the Arun Local Plan.

CONSERVATION AREA

The level of works identified are significant. The proposal to convert the garage itself is generally acceptable. The proposal will see the removal of the existing opening and insertion of two dormers. The existing flint work is very attractive and this would need to be reflected in any final scheme. This would involve the submission of a sample panel so the quality of materials can be approved. Windows should also be of a traditional design and construction so as to reflect the neighbouring listed building. Again details of joinery will need to be approved by the LPA.

The size of the extension is of concern but if it is to be lower and set back from the existing boundary wall its impact should be reduced. The alteration from a roof lantern to flush roof lights are improvements and considered acceptable.

The method of construction should be carefully considered so the structure of the listed neighbouring wall is not affected. At present the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF. As such you will need to consider the public benefits. The level of harm is considered to be the lower end of the scale.

It is considered the proposal will provide public benefit in such that it is bringing an empty structure (garage) into use again and will provide accommodation for a dependent relative. It is not considered that the impact on the adjacent Listed Building is reason alone to justify a refusal, in that it is considered

the impact upon the setting of the Listed Building, as a result of the design and siting, is minimal, and therefore, has no significant harm to the setting of this building. As a result of this, the proposed development is considered to be in accordance with the Arun Local Plan, in that it has no significantly harmful impact upon the setting of the adjacent Listed Building.

RESIDENTIAL AMENITY

To the rear of the property the existing garage will be extended to form an annexe for a dependent relative. The extension will have a height of 2.9m and a maximum depth of 4.6m from the rear of the garage. It will have a approximate width of 5m to match that of the existing garage.

To the west of the extension there is a listed boundary wall at a height of 2.25m. This is considered a high level boundary with a standard boundary fence normally at around 1.8m. The extension will therefore sit slightly taller than this wall however, this will not appear overly dominant and is not considered to result in a significant overbearing or overshadowing impact. This is as a result of the high level boundary between the properties and the modest height of the extension. The extension has been amended such that it has been moved away from the boundary and is to be sited approximately 0.3m away from the boundary wall as to ensure the structure does not adversely impact it.

There will be rooflights and doors to the rear which will overlook the garden of the host dwelling and with the development at single storey, any views are not considered additional to that which is already achievable from the rear garden, with 11.5m to the rear boundary.

The existing walkway between the dwelling and garage which is to be enclosed will have a width of 1.5m and a height to match the rear extension. As a result of the siting, the infill is only visible from the front elevation and as such will not result in an adverse impact neighbouring amenity.

Whilst the proposal adds additional bulk to the rear of the garage, as a result of the design and size it is not considered to give rise to adverse impacts upon neighbouring amenity by way overbearing, overshadowing or overlooking and accord with DDM1 and DDM4 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 Rev A
 - Proposed Floor and Roof Plan - PA-302-05 Rev A
 - Proposed Elevations Rev A - PA-302-06 Rev A
 - Proposed Section - PA-302-07 Rev A
 - Site Block Plan - PA-302-18 Rev 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 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 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 DDM1 of the Arun Local Plan.

- 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 so 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 DDM1 of the Arun Local Plan.

- 6 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.
- 7 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>.