

Parish:  
Donnington

Ward:  
Donnington

**D/16/04057/DOM**

**Proposal** Part two storey, part single storey extensions to front, side and rear.

**Site** 43 Graydon Avenue Donnington Chichester West Sussex PO19 8RG

**Map Ref** (E) 485261 (N) 103676

**Applicant** Mr C Dixon

**RECOMMENDATION TO PERMIT**



**NOT TO  
SCALE**

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## **1.0 Reason for Committee Referral**

Applicant is an employee of Chichester District Council.

## **2.0 The Site and Surroundings**

2.1 The site lies at the western end of a linear row of dwellings to the south of Graydon Avenue, with the neighbouring dwelling to the west being orientated at an angle to the road. This road is set within a predominantly residential area, and the properties on the road are similar in design and appearance, although many have been extended to the side and rear.

2.2 The application site is a two storey semi-detached property with hipped roof. The house sits within an established plot with gardens to the front and rear. Parking for one vehicle is available on the driveway within the front garden. The rear garden is bounded by a fence, with some planting around the edge of the garden. A degree of natural screening is provided along the western boundary at the side of the property by planting within the neighbouring site.

## **3.0 The Proposal**

3.1 The scheme to extend the dwelling has been amended during the application process in order to reduce the size and scale of the development to the rear. The proposal as amended comprises; a two storey side and rear extension, a porch to the front and a single storey extension to the rear. As a result of the extension the property would comprise of 4 bedrooms and 2 bathrooms with a ground floor w.c. This would be an increase from 3 bedrooms and 2 bathrooms.

3.2 The main change during the course of the application has been the reduction in the bulk of the 2 storey rear extension; the rear extension as amended would have a cat slide roof with a dormer window rather than be a full height 2 storey extension .

## **4.0 History**

No recent planning history.

## **5.0 Constraints**

Listed Building	No
Conservation Area	No
Rural Area	No
AONB	No
Strategic Gap	No
Tree Preservation Order	No
EA Flood Zone	
- Flood Zone 2	No
- Flood Zone 3	No
Historic Parks and Gardens	No

## **6.0 Representations and Consultations**

Parish Council

6.1 Donnington Parish Council considered this application at a meeting of its Planning Committee on 9th January 2017. It had no comments to make.

## **7.0 Planning Policy**

### The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for Donnington, at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development  
Policy 33: New Residential Development  
Policy 39: Transport, Accessibility and Parking  
Policy 40: Sustainable Design and Construction  
Policy 47: Heritage and Design  
Policy 49: Biodiversity

### National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

*{i For decision-taking this means unless material considerations indicate otherwise:*

- Approving development proposals that accord with the development plan without delay; and*
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.}*

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles), and sections 7 and 11.

### Other Local Policy and Guidance

7.5 Chichester District Council's Planning Guidance Note 3, Design Guideline for Alterations to dwellings and extensions (revised September 2009) (PGN3)

The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

## **8.0 Planning Comments**

8.1 The main issues arising from this proposal are:

- i) Impact on visual amenities
- ii) Impact on neighbouring amenities

### **Assessment**

#### **Impact on visual amenities**

8.2 The proposed development would provide a porch and garage canopy to extension to the front that would bring the property just forward of the existing two storey bay window. To the flank; a first floor bedroom and bathroom is proposed above the existing garage. This part of the extension would be set down from the main roof, it would have a hipped roof design and fenestration on the front that would reflect the casement windows already seen on the bay window to the front of the dwelling. To the rear a cat slide roof with pitched roof dormer is proposed to enlarge the existing store room to a bedroom. This would be constructed over a ground floor kitchen extension and to the east of this would be a single storey flat roof extension with roof lantern.

8.3 The proposed side, front and rear extensions would be subservient form the original property and designed with hipped roofs to ensure that the development would not detract from the host dwelling or the streetscene. In addition, the external materials and finishes would match the existing which would also assist with the visual integration of the development.

8.4 It is considered that the design, size, scale, appearance and the and proportions of each element would respect the character and appearance of the dwelling and its surroundings. The proposal would therefore comply with the design section of the NPPF (section 7), the relevant policies of the current CLP (33, 40 and 47), and the Council's published design guide for residential extensions.

- iii) **Impact on neighbouring amenities**

8.5 The adjoining property to the east (no. 45) of the application site has a single storey conservatory extension to the rear and the proposed single storey rear extension would be of a similar depth and therefore would not exceed the 60 degrees taken from the nearest ground floor window. The rear cat slide (one and a half) storey element would be positioned away form the boundary and in line with the 45 degrees. It is therefore considered that the proposals would not result in loss of light and would not give rise to an overbearing form of development. In addition, no windows are proposed at ground and first floor to the east elevation and therefore the proposal would not result in overlooking.

8.6 The property to the west (39 Graydon Avenue) is positioned at an angle to the application site on a corner plot. This dwelling has been subject to side and rear extension close to the application site. As submitted, officers were concerned that the full height 2 storey rear extension would be oppressive for the occupiers of the neighbouring dwelling due to its proximity to the shared boundary. The scheme has been amended during the application process to reduce the impact on this neighbouring property. The proposal now includes a rear one and a half storey cat slide roof with dormer window to provide accommodation at first floor level. It is considered that the reduced mass and bulk of the amended proposal would provide result in an acceptable relationship with the rear elevation of number 39.

8.7 The existing dwelling has first floor windows to the rear, and therefore the new rear dormer would not result in any increased overlooking. The first floor windows to the west elevation would be obscure and fixed below 1.7m from finished floor level within the room in which they are located. The proposal would therefore not result in an unacceptable level of overlooking.

8.8 Considering the amendments to the scheme, the proposal is now considered to respect the living conditions and private amenities of the immediate neighbouring properties and therefore complies with policy 33 of the current CLP and paragraph 17 of the NPPF.

#### Additional Matters

##### Highway safety and parking

8.9 The existing vehicular access would remain unchanged and the driveway would be extended to accommodate two vehicles. There is sufficient space within the front garden for this to be accommodated. The new surfaces should be porous or drained to a porous surface within the site. Two spaces for a 4 bedroom property is considered sufficient. On road parking is also utilised in this location without causing highway safety concerns, in this case. In addition this site is accessible to public transport and cycling. The proposal is therefore acceptable in respect of highway safety and the provision of parking.

##### Water management

8.10 The property is already connected to the mains foul and the additional foul waste would not be a significant increase, for a development of this scale. The additional surface water should be managed within the site and no to the public foul and the Building Regulations requirements will ensure this.

##### Biodiversity

8.11 This is an existing dwelling and the impact on wildlife and protected species should be minimal. No works to trees of vegetation would be required. There is a nearby Bay tree to the neighbour's garden (no.39) which is of limited amenity value and should not be harmed by this development. The applicant will be made aware of their duty of care via and informative.

## Conclusion

8.12 Based on the above assessment it is considered the proposal complies with the Development Plan and there are no material considerations that indicate otherwise.

## Human Rights

8.13 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

## **RECOMMENDATION**

**PERMIT** subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall not be carried out other than in accordance with the approved plans: 16/018/2A, 3 C and 4C

Reason: To ensure the development complies with the planning permission.

3) Notwithstanding any details submitted the external materials to be used shall match, as closely as possible, in type, colour, and texture those of the existing building unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

4) The proposed extended driveway and any new external surfaces shall be constructed of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous surface within the site and thereafter shall be maintained as such in perpetuity.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

5) Notwithstanding any indication shown on the approved plans, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order); the windows at first floor level in the west elevation shall be permanently;

(i) glazed with obscure glass with a glass panel which has been rendered obscure as part of its manufacturing process to Pilkington glass classification 5 (or equivalent of glass supplied by an alternative manufacturer), and

(ii) non-opening below 1.7 metres from the finished floor level of the room in which the window is installed.

Reason: To protect the privacy of the occupants of the adjoining residential property.

## INFORMATIVES

- 1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2) The developer's attention is drawn to the provisions of the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996). These make it an offence to kill or injure any wild bird intentionally, damage or destroy the nest of any wild bird intentionally (when the nest is being built or is in use), disturb, damage or destroy and place which certain wild animals use for shelter (including badgers and all bats and certain moths, otters, water voles and dormice), kill or injure certain reptiles and amphibians (including adders, grass snakes, common lizards, slow-worms, Great Crested newts, Natterjack toads, smooth snakes and sand lizards), and kill, injure or disturb a bat or damage their shelter or breeding site. Leaflets on these and other protected species are available free of charge from Natural England.

The onus is therefore on you to ascertain whether any such species are present on site, before works commence. If such species are found or you suspected, you must contact Natural England (at: Natural England, Sussex and Surrey Team, Phoenix House, 32-33 North Street, Lewes, East Sussex, BN7 2PH, 01273 476595, [sussex.surrey@english-nature.org.uk](mailto:sussex.surrey@english-nature.org.uk)) for advice. For nesting birds, you should delay works until after the nesting season (1 March to 31 August).

For further information on this application please contact Maria Tomlinson