

Parish: Westhampnett	Ward: Lavant
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**WH/17/00014/FUL**

**Proposal** Proposed two storey rear extension to previously approved dwelling.

**Site** Wherstead Coach Road(North) Westhampnett PO18 0NX

**Map Ref** (E) 488278 (N) 106174

**Applicant** Mr Adrian Girdler

**RECOMMENDATION TO PERMIT**



**NOT TO  
SCALE**

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## 1.0 Reason for Committee Referral

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Parish Objection - Officer recommends Permit

## **2.0 The Site and Surroundings**

2.1 The application site is located within the Settlement Boundary and Parish of Westhampnett - located on a corner plot to the south of Stane Road and west of Coach Road.

2.2 The application site is adjoined by residential properties and gardens to the south and west. A 2 storey detached dwelling recently approved under application reference 16/01103/FUL is currently under construction on the site and is the subject of this proposal, At present the boundary treatments comprise of mainly 1.8m fences. The site is relatively flat and there is a watercourse running close to the western boundary of the site

## **3.0 The Proposal**

3.1 This application proposes a rear extension to an approved dwelling that is currently under construction. The extension would be 7.5m (width) x 2m (depth) x 6.4m (ridge height) and would enlarge the living room and bedroom within the roof.

## **4.0 History**

16/01103/FUL

PER106

Proposed dwelling on land adjacent to Wherstead and proposed vehicular access to existing dwelling.

## **5.0 Constraints**

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

## **6.0 Representations and Consultations**

### **6.1 Parish Council**

Email received 07thMarch - I can clarify that this is an OBJECTION from the Parish Council.

Received 31/01/2017; The proposed development together with the double garage (application 16/04079/DOM) and the retrospective extension on the current property (16/03076) constitutes a significant over development of the site, resulting in the original site being almost completely concreted over.

## 6.2 CDC Archaeology Officer

It is unlikely that works associated with the proposal would impinge on archaeological deposits to the extent that refusal or the requirement of other mitigation measures would be justified.

## 6.3 CDC Environmental Health - Contaminated Land and Air quality

Given the location of the site it is recommended that informative W39F is applied as there is a closed landfill site approximately 70m from the site. As the application is for a modest extension to an existing permitted dwelling, an informative has been recommended on this occasion.

Please note: these comments are made with respect to land contamination and air quality issues only.

## **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 Westhampnett 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 2: Development Strategy and Settlement Hierarchy

Policy 6: Neighbourhood Development Plans

Policy 12: Water Resources in the Apuldram Wastewater Treatment Catchment

Policy 29: Settlement Hubs and Village Centres

Policy 33: New Residential Development

Policy 40: Sustainable Design and Construction

Policy 47: Heritage and Design

Policy 48: Natural Environment

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:

*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 paragraphs 17 (Core Planning Principles), 32, 56, 59, 60 and 64.

The aims and objectives of the Council's Sustainable Community Strategy are material to the determination of this planning application. These are:

B1 – Managing a changing environment

## **8.0 Planning Comments**

### **Assessment**

8.1 The proposed development constitutes an enlargement of a dwelling within a built up area and therefore the principle of the development would be acceptable. The main considerations in this case are whether the development would have an acceptable impact on;

- i. Visual amenities
- ii. Neighbouring amenities
- i. Impact on visual amenities

8.2 The property is currently under construction and would be increased in size, bulk, mass and scale to the rear only. The plot is considered to be of a sufficient size to accommodate the proposed extension without appearing cramped or overdeveloped. The increased size and bulk as a result of the 2m deep rear extension would bring the property closer to the eastern boundary; however, space would remain between the built form and the boundaries - the closest boundary would be that to the east at 1.5m. The use of matching materials such as the stated; concrete roof tiles, brick to ground floor and coloured render to first floor, is likely to respect the character and quality of the site and surroundings, subject to detail via condition.

8.3 It is noted that a DOC application has not been submitted to agree the external finish materials for the new property and at the time of the Case Officer's site visit the block walls were erected and the trusses in place. The Agent has been made aware of the need to address this and this is therefore why the materials condition would still be applied to this development.

8.3 In conclusion; the increased size and appearance of the proposed property would respect the character and quality of the locality in accordance with policies 33, 40 and 47 of the current local plan.

- ii. Impact neighbouring amenities

8.4 The additional impact on Ramblers, the dwelling to the south of the site, would be limited given the depth of the rear garden and the resultant distance between the proposed extension and the neighbouring property (approximately 45m), combined with the open plan front garden and set back position of Ramblers from Coach Road.

8.5 To the east the properties are separated by the road and therefore the additional impact in this direction would be limited.

8.6 To the west the extension would be 4.5m from the boundary and 9m flank-to-flank and would not project beyond their rear elevation and therefore the additional impact in this direction, due to the; angle of the new property and distance from the boundary and size of the extension would be limited.

8.7 The design of the approved dwelling included rooflights on the east and west roof planes. One of the rooflights on the east roof plane would be re-located over the proposed extension, and this alteration would not have a significant impact upon the adjacent dwellings on the other side of Coach Road. The rooflights on the west elevation would be subject to conditions to limit overlooking to Wherstead as per the original permission for the dwelling (16/01103/FUL). The single additional window proposed would be to the ground floor east elevation facing the boundary with the public road and therefore would have no impact upon the amenity of the neighbouring properties.

#### iv. Other matters

##### Water Management

8.8 There is a stream running through the site. However, the site is not within an EA flood zone 2 or 3 and this is not a designated main river and the proposed development would be no closer to the stream than the approved dwelling. That said, surface water should be managed within the site and porous external surfaces proposed in line with the permitted scheme.

8.9 Foul water is proposed to be connected to the existing network as per the permitted scheme. It is not anticipated that the proposed development would have a significant impact upon capacity in the area given that the amount of accommodation within the dwelling would remain as approved.

##### Permitted Development

8.10 The committee's attention is drawn to the fact that; the original permission is not subject to a condition that removes Permitted Development rights for rear extensions and therefore, subject to meeting the relevant criteria, a rear extension, all be it one with a 3 metre height eaves and 4m high ridge at 3m deep may be Permitted Development under the current Town and Country Planning (General Permitted Development) Order 2015, as amended once the property is occupied. This fall-back position is a material consideration.

##### Significant Conditions

8.11 The conditions imposed as part of the permission for the main dwelling have been repeated where relevant to the extension.

##### Conclusion

8.12 Based on the above it is considered the proposal complies with the Development Plan and there are no material considerations that indicate otherwise and therefore the application is recommended for approval.

## 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 informative:-

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: 00, 03 and 04

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

3) Notwithstanding any details submitted **no development/works shall commence** until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

### **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) For further information and technical guidance regarding land contamination the applicant should contact the District Council's Environmental Protection Team (01243 785166).

For further information on this application please contact Maria Tomlinson