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

REF NO: AL/138/21/HH

LOCATION: Hales Barn Farm
Arundel Road
Norton
PO18 0JX

PROPOSAL: Erection of detached garage and conversion of existing outbuilding to self-contained annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application seeks consent for the construction of a detached car port and the conversion of an existing outbuilding to a self contained annexe.

RELEVANT SITE HISTORY

AL/31/20/PD	Notification for Prior Approval under Part 3, Class PA for change of use building (Class B1(c)) to 1 No dwelling (Class C3).	No Object'n + Conds 15-06-20
AL/9/15/CLE	Application for a Certificate of Lawfulness for an existing use or development - Use of land for the stationing of a mobile home for the purposes of human habitation	Refused 13-03-18

REPRESENTATIONS

Aldingbourne Parish Council provided an objection.
- it does not provide relevant drawings or elevations to allow for adequate comments to be made.

No representation received from nearby occupiers.

Comments noted. Proposed Elevations for the annexe had not been uploaded although the external appearance of the building remains the same. Plans were uploaded and sent to the Parish once notified they were missing.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Outside built up area boundary

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

Aldingbourne Neighbourhood Plan 2019-31 Policy EH1 — Built up area boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The site is Outside the Built Up Area Boundary (Countryside - C SP1) as defined by Policy SD SP2 of the Arun Local Plan. The application seeks permission for development to an existing dwelling. 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 policy.In this case, the key policy considerations are D DM1 and D DM4 of the Plan. Additionally the Arun Design Guide is relevant to this application.

Aldingbourne has a made Neighbourhood Plan 2 with policy EH1 of relevance. The proposal does not comply with this policy being located outside BUAB (Countryside). However "the proposal is sensitively designed and located and respects the character and built heritage of neighbouring settlements" so will be acceptable.

DESIGN AND VISUAL AMENITY

The site is occupied by detached property which is a large converted barn.

There is an outbuilding on site which has been subject to some alterations which involve a new roof to enable conversion into an annexe. These changes have already taken place, although are not yet complete. The roof of the structure is visible from the main entrance track although views are minimal. The outbuilding is behind the host dwelling, 1.1m from the western boundary and 24m from the front boundary.

The roof alterations appear well integrated with the building and have a barn hip roof which is in keeping with development in the vicinity. The outbuilding features face brick quoins to the walls and weatherboard and plain clay tiles to the roof. The materials appear sympathetic in design to the dwelling and surrounding development. A dormer is located to the northern roof slope. This is large and whilst slightly out of character is not visible from the wider area.

The Arun Design Guide states ' Favours small scale dormer windows with pitched roofs over large, flat box-shaped designs.' The proposal does not comply with this, having a large flat roof dormer however it is 'made of sympathetic materials' and is located 'discreetly on rear elevation'.

A detached car port is proposed slightly east of the outbuilding. This would likely be visible from the front of the site although set back 31m from the front boundary, it would not appear unduly dominant. It will have a barn hip roof with shiplap cladding on an oak frame. It will provide 3 parking spaces with 2 open and 1 enclosed behind a garage door.

Due to the siting of the additions, being set back from the front of the site, views are minor and the development will not result in harm to the character of the wider area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY
The outbuilding will be converted for use as an annexe for a family member. This would result in an intensification of its use although it is not deemed to result in adverse harm on neighbouring occupiers at 'North Cottage'. It is not considered its use would result in excessive noise which would result in harm upon amenity. A condition will be included to restrict the use of the building to ensure it does not form a separate independent dwelling at a later date.

The dormer window at first floor may give some minor views towards the north eastern corner of the garden at North Cottage although when looking at a 45 degree angle it would not give rise direct views into the property and is not deemed to result in adverse overlooking. There are no other neighbours to the rear or east of the site.

The car port would have a length 9m, a depth of 5.35m and a height of 4.8m. This is located slightly further north of the outbuilding and main dwelling and would be visible from the neighbouring property to the west which features a conservatory at the rear. This may give rise to some overbearing as the structure is large however it retains 10m to the boundary and a further 5.7m retained to the side elevation of the neighbouring dwelling which is considered a sufficient distance away as to not give rise to a significant overbearing impact.

There is a driveway which allows direct access to the car port which runs past the host dwelling. Due to its siting and with the outbuilding located to the west, this restricts some of the view from North Cottage and the entering and existing of the car port should not be visible from the neighbouring dwelling. The use of the car port is not deemed to result in an adverse increase in noise and disturbance as a result of a car having to drive beyond the property to access the garage.

Due to the siting and design of the development it is not considered to result in adverse overbearing, overshadowing or overlooking in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY
The proposed development is deemed to accord with relevant development plan 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 - Rev A
- Site Plan -
- Car Port - Rev B
- Proposed Elevations
- Proposed Ground Floor Plan
- Proposed First Floor Plan

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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Hales Barn Farm as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent

dwellings.

4 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.