

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

REF NO: AL/1/20/HH

LOCATION: St Helier
Hook Lane
Aldingbourne
PO20 3TE

PROPOSAL: Refurbishment of redundant garage & change of use to sleeping accommodation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to change the use of a garage to sleeping accommodation with some minor external alterations.
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REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

No response.
No representation received from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern Water - Request an informative is included.

Drainage- Apply standard condition.

Comments noted. As the garage is already in existence the drainage condition is not required.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan. Aldingbourne has a made Neighbourhood Plan with policy H1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The garage is situated in close proximity to the south east of the host dwelling. The garage is set back 26m from the front boundary of the property and whilst visible, the structure will retain much its existing appearance.

To the front of the structure there are currently garage doors however these will be replaced with 2No windows.

To the rear there is an attached timber shed however this part will be removed and replaced with doors.

With the garage retaining much of the existing appearance, set back from the street scene the proposal is not considered to result in adverse impacts upon the street scene and accord with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The building is currently used as a garage, with an area for storage. The use is proposed to change to habitable accommodation forming a bedroom and bathroom.

Whilst the change would result in a more intensive use, due to the size and siting, it is not considered to result in adverse impacts upon neighbouring amenity. Whilst relatively modest in size, a condition will be included to ensure the use remains ancillary to the dwelling.

Alterations to the windows and doors will front the street scene and rear garden and as a result, again is not considered to give rise to adverse overlooking additional to that which is already achievable.

The proposal is not considered to give rise to adverse impacts upon amenity and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

Whilst the conversion of the garage would lead to the loss of a parking space, there is sufficient room retained to the front for the parking of approximately 5 cars and therefore the loss is not considered to give rise to an adverse impact upon the highway.

SUMMARY

The proposed development is deemed to accord with the 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
 - Block Plan - 6
 - Proposed Elevations - 5
 - Proposed Ground Floor Plan and Roof Plan - 4

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 St Helier, 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.