

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

REF NO: AW/123/22/HH

LOCATION: 22 Boxgrove Gardens
Aldwick
PO21 4BB

PROPOSAL: Removal of existing detached garage and carport and erection of detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Removal of existing detached garage and carport and erection of detached garage.
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REPRESENTATIONS

None

CONSULTATION RESPONSES RECEIVED:

None received at time of writing report but Aldwick Parish Council minutes of 6th June 22 checked and showing no objection.

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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD10	Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide. Aldwick does not have a made Neighbourhood Plan although there is a Parish Design Statement with the property located within Area 5, Fernhurst Gardens.

DESIGN AND VISUAL AMENITY

The property is located on a straight section of the northern side of Boxgrove Gardens. This section of Boxgrove Gardens is typified by bungalows of a similar style and design with garage/outbuildings set back from the front elevations. The application site is on a wider plot than neighbouring properties and already has a flat roof garage and carport structure to the side. The proposal is located to the north and west side of the bungalow, set back from the front and will be visible from the street scene to the southeast. There are existing outbuildings, and the proposal will replace and extend these in terms of footprint and roof line.

The proposed garage will lie to the northwest side of the dwelling and extend along the northwest boundary forming a pitched roof outbuilding. It is proposed to be built of brick with tile and felt roof in keeping with existing development on site. Whilst the proposal is of a significant size there is sufficient garden space retained and the proposals will not appear as an overdevelopment on site. The garage will be linked to the dwelling, with a short passage with door to the front and rear.

The Arun Design Guide states 'responds to the existing scale and massing of the surrounding built environment, emulating this scale in the majority of cases. 'Avoids insensitive extensions and alterations which deviate from the general scale and massing of the surrounding area.' The proposal partly complies with the guide.

Whilst the introduction of a pitched roof to the new garage does represent a departure from the general scale of garage / ancillary structures in the area, the width of the plot enables the proposals, and they are considered acceptable in this case.

The Aldwick Parish Design statement states 'New or replacement buildings or extensions should be visually subservient and relate to the existing building and not vary significantly in height or bulk from those nearby.' The height of the ridge line proposed is in line with the existing house but as the proposed garage is set back it will remain in keeping with the wider street scene. The orientation of the proposals will not result in an adverse impact on the neighbouring property.

The proposal whilst visible from the street scene, will not give rise to adverse harm upon the street scene or impact the character of the area and as such accords with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The development forms a pitched roof garage set back from the front elevation of the house fronting the road and extends along the boundary with 24 Boxgrove Gardens forming an outbuilding with eaves and ridge height in line with the existing house. 24 Boxgrove Garden is set further back than 22 and whilst the rear section of the proposed garage will extend beyond the rear of 24 Boxgrove Gardens given the orientation it will not prove detrimental.

There will be one window to the northwest elevation and a door and window on the northeast at ground floor level and with boundary two roof lights in the northeast plane of the roof, the boundary is made up of close boarded fencing with mature planting and the proposals will not give rise to overlooking, the proposals accord with policies 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

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 not CIL Liable

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

Proposed Plan Sheet 1 of 3

Proposed Site Plan, Location Plan and Elevations Sheet 2 of 3

Existing Plan, Elevations and Roof Plan and Proposed Roof Plan Sheet 3 of 3

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 22 Boxgrove Gardens as a dwelling and shall not be used as a

separate unit of accommodation.

Reason: To accord with policy D DM4 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.