

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

REF NO: AW/129/26/HH

LOCATION: 2 Seabrook Close
Aldwick
PO21 3UT

PROPOSAL: Proposed garage conversion to a habitable room and alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

AW/14/23/CLP	Lawful development certificate for a proposed free standing, pre fabricated Oak framed garage.	PP Required 24-03-23
AW/338/14/HH	Single storey rear extension.	ApproveConditionally 02-02-15
AW/160/07/	Single storey garage extension.	ApproveConditionally 03-08-07

REPRESENTATIONS

Aldwick Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.
Within an area with potentially high ground water.
Pagham Harbour Zone B.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached dwelling located at 2 Seabrook Close. This application seeks planning permission for the construction of a garage conversion and alterations. The site is located within Area 6 of the Aldwick Parish Design Statement (APDS) and therefore, the proposal must also be assessed against the design guidance relating to design.

The site is at the end of a residential cul-de-sac containing four large, detached dwellings. The proposed design would be in keeping with the established character and street scene. It is noted that the street scene does not comprise identical dwellings, thus there is some existing variation and replacing the garage door with windows would therefore not harm the area's character or visual amenity.

The proposed garage conversion would retain its existing width of 5.9m and depth of 9.2m, beneath the first-floor bedroom. On the front eastern elevation, the existing garage door would be replaced with two two-casement windows. On the side northern elevation, the existing door would be removed and the opening bricked up. On the rear western elevation, the existing single glazed door and two windows would be replaced with double doors flanked by two two-casement windows. The proposed alterations to fenestration would be small in scale and would not result in harm to visual amenity.

The proposal would be finished in facing brick, single lap roof tiles, and uPVC fenestration to matching the existing. The use of materials would ensure the garage conversion integrate appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, and the APDS.

Given the varied design of dwellings within the cul-de-sac, including properties without attached garages, the conversion would not appear incongruous or prominent in the street scene. Therefore, the proposal would not result in harm to the character, appearance, or visual amenity to the host dwelling, street scene or surrounding properties or the character of the area and is in accordance with Arun Local Plan policy D DM1 and D DM4, the Arun Design Guide (ADG) and APDS.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed garage conversion would not alter the footprint of the dwelling or extend the built form closer to neighbouring properties. Therefore, there would be no result in overshadowing or overbearing impacts.

Fenestration to the front and rear elevations would have an outlook of the host dwelling's amenity space.

Existing separation distances would be maintained, so the proposal would not result in harmful overlooking or loss of privacy to neighbouring dwellings.

Overall, the development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4.

PARKING

Part I of the ADG requires dwellings of four or more bedrooms to provide three parking spaces. Although the garage space would be lost to habitable use, the front driveway has sufficient capacity to accommodate this requirement with an approximate width of 18m and an approximate depth of 25.9m, allowing for the minimum requirement of three off-street parking spaces. Therefore, whilst the proposal would result in the loss of the garage, this would not lead to a reduction in usable parking provision. On this basis, the proposal would not reduce existing off-street parking provision and consequently a condition to secure additional parking is not required in this case. The proposal would comply with the parking requirements set out in the ADG.

SUMMARY

The proposed development is in accordance with relevant development plan policies and 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

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:

 - Location Plan - 01.
 - Block Plan
 - Proposed Floor Plans - 04 (Rev. 18/07/2026)
 - Proposed Elevations - 05 (Rev. 18/07/2026)
 - Existing and Proposed Roof Plans - 02.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.
- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).
- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.