

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

REF NO: AW/240/19/HH

LOCATION: 41 Boxgrove Gardens
Aldwick
PO21 4BB

PROPOSAL: Extension to existing detached garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above

RELEVANT SITE HISTORY

AW/128/89	Conservatory at rear	ApproveConditionally 03-07-89
AW/113/87	Side extension	ApproveConditionally 01-06-87

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council
NO OBJECTION
Members did not raise any objections on Planning grounds but felt the application and drawings submitted were ambiguous.

No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Pagham Harbour Zone B
Within the 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
SDSP2	SD SP2 Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS**PRINCIPLE**

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. As stated in SD SP2 the key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and locality.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built up area boundary and will be permitted subject to consideration against other policies in the Local Plan.

Policy DSP1 of the Arun Local Plan sets out that all development proposals should seek to make efficient use of the land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character materials, finish and architectural details.

Aldwick does not have a 'made' Neighbourhood Plan but does have a Parish Design Statement.

The site is occupied by a semi-detached bungalow, set in a residential street consisting of a variation of house styles and designs.

SITE HISTORY

Relevant site history noted.

DESIGN AND VISUAL AMENITY

The application seeks planning permission for the extension to the side of the existing garage. Given the location of the proposed it will be visible within the street scene, however it is considered to appear well integrated with the host dwelling.

The proposed garage will measure approximately 5.5m in length, 4.5m in width and be built to a proposed height of 2.7m after the works are completed. Despite the scale of the proposed extension it will not have a detrimental impact on the character of the host dwelling or the street scene.

The surrounding properties are of a mixed design and style and as such the proposed development will not appear out of character with the locality.

The garage extension is considered to appear subservient to the host dwelling and would not result in any unacceptably adverse impact on the spatial pattern of character of the area and would therefore accord with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURHOOD RESIDENTIAL AMENITY

The proposed side extension will be located approximately 6.5m from the eastern boundary, 8.4m from the western boundary and 0.1m from the Southern boundary. The proposed garage will feature one enlarged garage door.

Given the design and location of the proposed detached garage extension, it is not considered to give rise to adverse impacts in terms of overlooking, overshadowing or overbearing and is therefore deemed to accord 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.

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 extension to detached garage. Sheets 1 and 1a of 2.

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 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.