

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

REF NO: AW/273/18/HH

LOCATION: 4 Arun Way
Aldwick
PO21 4HF

PROPOSAL: Formation of a double garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application proposes a detached double garage with a pitched roof to the north eastern front boundary of the property.

RELEVANT SITE HISTORY

AW/6/09/	Proposed garage.	Refused 06-03-09
AW/88/06/	Proposed detached garage	Refused 28-06-06 Appeal: Dismissed 30-03-07
AW/245/05/	Replacement dwelling - amendment to AW/109/01/ following refusal of AW/185/05/	ApproveConditionally 15-02-06
AW/184/05/	Replacement dwelling - amendment to AW/109/01	Refused 28-09-05
AW/100/02/	Amendment to approved application AW/109/01 Unpainted external face brickwork.	Refused 26-07-02 Appeal: Dismissed 23-06-03
AW/109/01/	Replacement domestic dwelling.	ApproveConditionally 25-09-01

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Aldwick Parish Council provided no response.

1 letter of objection from a nearby occupier.

- It will impact significantly on our view of the road.
- It will block evening sun.
- The height of the walls will be greater than the dividing wall.

Comments noted and addressed in the conclusion.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built up area boundary.

Tree Preservation Order

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas

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. The key policy considered is DDM1 of the Arun Local Plan.

Aldwick does not have a 'made' Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 1.

SITE HISTORY

A application for a detached garage was previously refused. There are now examples of similar front extensions nearby and as such the area is somewhat characterised by this form of development and it is no longer an unacceptable addition.

DESIGN AND VISUAL AMENITY

The development is situated to the front boundary of the property and therefore is highly visible.

The neighbouring property at No.5 has an existing double garage to the front elevation and recently had a permission approved which would extend it from the house frontage up to its front boundary. Number 6 also has a similar front extension and as such the proposal is not considered out of character. The materials used would match that of the existing dwelling which helps to ensure visual integration and appear less prominent and obtrusive within the street scene. The proposal is considered to accord with DDM1 of the Arun Local Plan.

The application site is located opposite a Conservation Area. Whilst the development may impact the setting of the area due to its presence at the front boundary of the property, it is not considered harmful in which a refusal would be justified.

RESIDENTIAL AMENITY

The proposed double garage is situated to the front of the host dwelling and will be constructed to a height of 4.5m with eaves of 2.4m. The roof will be pitched with a catslide roof to the east elevation where eaves reduce to 1.8m. This reduces potential for any significant overbearing or overshadowing upon the neighbouring property at No 3. It will have a width of 5.6m and a depth 6.5m however it is on a spacious plot and retains 9m to the south and 12m to the west.

Whilst it could potentially give rise to a slight loss of light over the driveway of the neighbouring property at No.3 it is not considered that it will give rise to any significant loss of light to the dwelling due to its siting 10m north west of the dwelling.

There are 2 windows proposed to the western elevation. This would provide views over the neighbouring front garden however with 12m to the western boundary and planting in place ,views will be limited. The proposal is considered to comply with DDM1 of the Arun Local Plan.

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

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
- Location and Site Plan - 1701-05
- Proposed Double Garage Elevations - 1701-02

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.