

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

REF NO: AW/302/20/HH

LOCATION: 4 West Drive
Aldwick
PO21 4LY

PROPOSAL: Single storey detached garage to front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Erection of timber garage measuring at the widest points 5m by 5.5m.

RELEVANT SITE HISTORY

AW/113/04/	Two storey rear kitchen and bedrooms extension, front conservatory and bow window extension.	ApproveConditionally 28-07-04
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REPRESENTATIONS

Aldwick Parish Council - No objection

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None

POLICY CONTEXT

Designation applicable to site:
2km buffer zone - Bognor Reef and Pagham Harbour
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&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

SUPPLEMENTARY POLICY GUIDANCE:

SPD10 Aldwick Parish Design Statement

CONCLUSIONS**PRINCIPLE**

The key policies 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 the locality.

Aldwick has a village design guide, the site lies with area 1. The guide has been considered in the production of this report.

Key issues for consideration

- Appearance, high quality design
- Overbearing, Overshadowing
- Building forward of Principle Elevation

Appearance

The proposed garage will be approximately 5m wide by 5.5m in depth and approximately 3m high and be built in timber with a shingle roof covering. The materials proposed are an unusual choice however it is noted that there is a mix of materials used in the surrounding houses and it is believed that in time the timber will weather and look in-keeping with the highly vegetated frontages. It is also noted that the colour of the roof covering has been chosen to match with the existing house and as such will accord with D DM1 and D DM4 of Arun's Local Plan.

Overbearing, Overshadowing

It is not felt that the garage's position within the front garden of the property will be overbearing on neighbouring properties, particularly No.3 to the East. This is due to the reflex angle on which the properties are set. Due to its low height and small frame it is also felt that it will be subservient to the host dwelling. It is therefore believed to be in accordance with policy DDM4 and DDM1 of Arun's Local Plan.

Building forward of Principle Elevation

The proposed garage will be highly visible in the street scene, showing above the low brick wall fronting the property. Furthermore, the property is situated on a slight bend on the road, which will emphasise its forward position within the frontages. There is generally a strong building line to the road however there is one other property, No. 6 on the North side of the road which has previously built forward of this line with a double garage and it is therefore deemed acceptable in accordance with DDM1 and DDM4 of Arun's 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

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 Plan
-Block Plan dated 22nd December
-Garage Plan
-Garage Photograph
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 and DDM4 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.