

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

REF NO: AW/319/19/HH

LOCATION: 9 Meadow Way  
Aldwick  
PO21 4HG

PROPOSAL: Erection of single storey double garage

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks to construct a single storey double garage to the front boundary of the property.

**RELEVANT SITE HISTORY**

AW/338/19/HH      Rear extension with internal adaptations. New pitch roof to front porch. Replacement windows, new cladding and render to all external walls. Proposed rear Balcony.

|           |                                                                                                                               |                                  |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| AW/207/90 | Two storey extension to form additional en-suite bedroom at 1st floor with lounge and conservatory extension at ground level. | ApproveConditionally<br>25-02-91 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------|

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Aldwick Parish Council

No objection

No representation received from nearby occupiers

Aldwick Bay Company Limited provide no objection

- Although the garage is forward of the building line, except for No9 , the garage will be at the end of a cul de sac and shielded from neighbours by mature hedging.

**CONSULTATIONS**

Arboriculturist

**CONSULTATION RESPONSES RECEIVED:**

Tree Officer- No response.

## POLICY CONTEXT

Designation applicable to site:

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 |
|-------|---------------------------------|

## CONCLUSIONS

### PRINCIPLE

The key policies considered are DDM1 of the Arun Local Plan. Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 1.

### DESIGN AND VISUAL AMENITY

The proposal seeks to construct a single storey detached garage to the south western corner of the front garden of the property. The development will therefore be highly visible, although is sited to the end of a cul de sac.

The development is sited beyond the principal elevation of the dwelling and beyond the established development line. However there are some examples of similar development with a garage to the property frontage opposite at No.10. There are also garages to the rear of 134 and 135 Manor Way, however due to the siting these sit to the front of the street scene at Meadow Way.

The garage will be set back around 12m beyond the property entrance and whilst large due to its siting to the rear of the cul de sac it is not considered to appear unduly dominant upon the street scene in which a refusal is justified.

The garage will have a pitched roof and will be of render and cladding to match the host dwelling.

Whilst the development is highly visible, set forward of the development line, due to its siting at the end of the cul de sac with similar although flat roof examples nearby, it is not considered to adversely impact the appearance of the street scene and accord with DDM1 of the Arun Local Plan.

### RESIDENTIAL AMENITY

The garage is situated to the south western corner of the front garden and will have a width and depth of 6.5m and a total height 4.6m with eaves to 2.4m. Whilst large, due to its siting at the front is sufficient distance from neighbouring properties, with a path running alongside to the west. It will have a gable roof

and therefore slopes away from the neighbouring boundaries.

There will be a door and window to the side elevation however it would not give rise to views additional that which can be achieved. A garden is situated to the rear of the garage however with 1m retained to the boundary it is not considered to give rise to adverse impact upon amenity with a by way of overbearing, overshadowing or overlooking and accord with DDM1 of the Arun Local Plan.

#### **TREES**

The application seeks to remove a hedge and a 1No tree to allow for the siting of the garage. The tree officer was consulted however there was no response. The property is situated on the boundary of the Conservation Area however is not included within it and therefore permission is not required for the removal.

#### **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.

#### **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
- Site Plan
  - Proposed Roof Plan and Section A-A - Sheet 5 of 5
  - Proposed Side Elevations - Sheet 4 of 5
  - Proposed Elevations - Sheet 3 of 5
  - Proposed Floor Plan - Sheet 1 of 5
  - Foundation Plan
  - Illustrative picture of garage
  - Block Plan

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.