

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

REF NO: AW/58/22/HH

LOCATION: 135 Westminster Drive
Aldwick
PO21 3RZ

PROPOSAL: Erection of garage/store and new garden room following demolition of existing garage/store.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish and replace an existing garage/store and to construct a garden room to the rear boundary.
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REPRESENTATIONS

Aldwick Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD10	Aldwick Parish Design Statement

CONCLUSIONS

PRINCIPLE

The key policies are D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 12.

DESIGN AND VISUAL AMENITY

The existing garage is partially visible from the street scene located to the side of the dwelling although is set back 19m from the front boundary. The proposed outbuilding will not be seen from the wider area, situated to the rear boundary of the site.

The existing garage is situated to the side of the dwelling, although its front elevation sits just behind the rear elevation of the host dwelling. The proposal will demolish the garage and reconstruct however the proposal will be slightly larger in width with an increase of 1.5m and set back an additional 1.2m. It is noted within the application that the existing garage is too small to park a car and the increase in size will result in a more useable structure.

The garage will have a flat roof which is well integrated with the dwelling which is a bungalow and therefore the height does not appear excessive in size. The garage is larger in footprint than the existing although appears appropriate in relation to the site.

Neighbouring properties have garages in a similar location and its positioning to the rear is not out of character.

A garden room is also proposed to the rear boundary and will have a flat roof. This retains an acceptable amount of garden space.

Grey cladding is proposed to the outbuilding and garage. Cladding is not common in the area although due to the siting of the additions, set back from the street scene, views will be minimal and materials are acceptable.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' The proposal complies with this being appropriate in scale and massing, part replacing an existing structure.

The proposal will not result in adverse harm to the character of appearance of the wider area in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The garage will have a width of 4.25m and a length of 5.75m. It will have a flat roof with a height of 2.8m.

To the eastern side, the neighbouring property has a garage along the boundary and this restricts much of the view of the garage. The garage is largely a replacement structure and with the height similar to existing it would not result in overbearing or overshadowing that is not already achieved from the existing structure.

5.9m is retained to the western side boundary and the garage will not result in harm upon this elevation.

The outbuilding to the rear will have a width of 6.95m, a depth of 4m and a height of 2.75m. This meets with the rear eastern corner of the boundary and retains 3m to the west.

Whilst the garden room extends up to the boundary to the east, it is unlikely to be visible from the rear of No.133 when looking at a 45 degree angle with the neighbours garage intersecting views. The outbuilding will be visible from the neighbour to the west at No.137 however there is sufficient separation in such that it will not result in adverse harm.

The garage will have a roller door to the front and an access door which opens onto the rear garden. The outbuilding will have a door to the front which will again open out onto the rear garden. At single storey, the development will not result in adverse overlooking.

The proposal will not result in adverse harm upon amenity by way of overbearing, overlooking or overshadowing in accordance with D DM1 and D DM4 of the Arun Local Plan.

SUMMARY

The proposed development complies 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

- Location and Block Plan - 00A
- Proposed Elevations - 04
- Proposed Floor Plan - 05
- Proposed Outbuilding - 07

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.