

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

REF NO: AW/80/21/HH

LOCATION: Tradewinds
7 Arun Way
Aldwick
PO21 4HF

PROPOSAL: Detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a double garage with toilet & store. It will be sited in north eastern corner of property grounds and will replace an existing garden room and toilet that will be demolished.
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RELEVANT SITE HISTORY

AW/228/17/HH	Demolition of water tank & garden room & erection of detached garage.	ApproveConditionally 31-10-17
AW/132/17/NMA	Application for a non- material amendment following the grant of AW/295/14/HH for a walk through gate and French doors to match the house.	Approve 15-05-17
AW/93/16/HH	Proposed garage replacing demolished water tank & garden room. Resubmission of AW/122/15/HH	Refused 16-06-16 Appeal: Dismissed 18-04-17
AW/222/15/HH	Double garage replacing demolished water storage tank & garden room (resubmission following AW/122/15/HH).	Refused 15-10-15
AW/126/15/HH	Alteration to rear/south elevation - revision to AW/332/13	ApproveConditionally 27-08-15
AW/122/15/HH	New double garage & games room to replace demolished water storage tank & greenhouse.	Refused 11-06-15

AW/332/13/	Alterations to the exterior, alter elevations of the main house and construct lantern roof light.	ApproveConditionally 13-03-14
AW/167/98/	1 no. detached dwelling with integral garage.	Refused 22-12-98 Appeal: Dismissed 07-05-99

REPRESENTATIONS

Aldwick Parish Council - No Objection.
Aldwick Bay Estate - No Objection.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built-Up Area Boundary
Adjacent to (but not within) a Conservation Area
2km Buffer for Site of Special Scientific Interest
Pagham Harbour Zone A
Tree Preservation Order

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)
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NPPDG	National Design Guide

SUPPLEMENTARY POLICY GUIDANCE:

SPD10	Aldwick Parish Design Statement
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CONCLUSIONS

PRINCIPLE

The development is in 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.

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

DESIGN AND VISUAL AMENITY

The proposal will construct a double garage in the north eastern corner. The property is a large detached dwelling with extensive grounds with rear garden and access off Arun Way to the north east of property. The surrounding area is residential and the neighbouring property at number 8 to the north has a similar style of detached garage.

The proposal will be sited to the north eastern corner of site and will replace a garden room/toilet. The garage will be visible from Arun Way to the east of the site however due to the development being at single storey and the location of existing boundary treatment fence this will reduce impact of harm to character of area so will comply with Policy D DM1 of the Arun Local Plan.

The proposal will have a width of approximately 4.69m and depth of 5.19m. The proposal will have a part pitched roof (ridge height of 3.19m) and part flat roof (height of 1.57m). There will be new double garage doors on the south side elevation facing the driveway and a single rear door on the north side elevation. There will be two new windows on the north elevation of garage for the toilet/store area and a new window on the east elevation of the garage facing the north east boundary of property. The design is in-keeping with existing property and surrounding area so complies with Policy D DM1 and D DM4 of the Arun Local Plan.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and this complies in terms of scale and size. Whilst the development is located within 1m of the boundary does not comply, due to the proposal being at single storey it is deemed acceptable.

The materials and design seem to match the host dwelling and integrate well with the surrounding character of area. The walls will be plastered concrete blocks, concrete or clay roof tiles and the colour of the garage will be white. The colour and materials used match the existing dwelling so comply with Policy D DM1 and D DM4 of the Arun Local Plan.

Due to the siting and design of the proposed garage it will be visible from the street scene although no adverse impact to the spatial pattern of character of locality and complies with Policy D DM1 and DDM4 of the Arun Local Plan and Arun Design Guide Section M.

RESIDENTIAL AMENITY

The proposal will have a width of approximately 4.69m and depth of 5.19m. The proposal will have a part pitched roof (ridge height of 4.7m) and part flat roof (height of 2.3m). Due to the siting of the proposal there will be 0.88m remaining to the north east boundary. Whilst this does not comply being within 1m of the boundary, due to the proposal being at single storey it is deemed acceptable and the location of a boundary fence to north east restricts views to the street scene.

Due to the siting of the proposal it will leave 0.46m remaining to the north western boundary. Whilst being within 1m of the north western boundary does not comply, there is a large distance from the neighbouring property at number 8 so there is no harm to overshadowing or overbearing effect on neighbouring properties to north west.

Due to no windows proposed in western elevation of garage, there is no harm to overlooking to neighbouring property to west of site. Due to the location of Arun Way road there are no direct neighbouring properties to eastern boundary or northern boundary and the location of the garage means

no direct neighbours to south.

Therefore the proposal does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties and complies with policies D DM1 and D DM4 of the Arun Local Plan and Section M of the Arun Design Guide.

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:
1 of 2 and 2 of 2.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 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.