

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

REF NO: A/135/25/HH

LOCATION: Ashurst  
Ham Manor Way  
Angmering  
BN16 4JQ

PROPOSAL: Retrospective application for detached storeroom/garage.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION As above.

<b>RELEVANT SITE HISTORY</b>
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A/24/24/HH	Erection of detached garage.	ApproveConditionally 10-04-24
A/115/16/HH	Part demolition of existing garage & erection of two storey chalet extension with front & rear projecting dormers.	ApproveConditionally 17-08-16

<b>REPRESENTATIONS</b>
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Angmering Parish Council - No objection.

No representations received from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
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Outside Built Up Boundary Area.  
Within an area with potentially high ground water.  
Archaeological Notification Areas.  
Arun Valley IRZ.

**DEVELOPMENT PLAN POLICIES**

[Arun Local Plan 2011 - 2031:](#)

DDM1 D DM1 Aspects of form and design quality

REPORT\_1011(ODB)

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13	Arun District Design Guide (SPD) January 2021
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**CONCLUSIONS****BACKGROUND**

The current retrospective application seeks to make changes to the previously approved application A/24/24/HH which sort permission to erect a detached garage.

**DESIGN AND VISUAL AMENITY**

The site is a two-storey detached property located at Ashurst, Ham Manor Way. This application seeks retrospective planning permission for a detached store room/garage (A/24/24/HH).

The retrospective detached store room/garage is set back approximately 1m from the front elevation of the host dwelling, positioned to the north eastern side, and is visible from the street scene. The detached outbuilding is set in 1.25m from the north eastern side boundary, 0.25m further from the boundary than previously approved.

The retrospective detached store room/garage has an approximate depth of 5.4m representing a reduction of 2.6m, and an approximate width of 5m representing a reduction of 0.2m, compared with the width and depth of the detached garage conditionally approved under the planning permission reference A/24/24/HH.

The detached store room/garage includes a change in roof design from the previously approved part hipped roof to a pitched roof. There is also a change in ridge height from 5.3m to 3.7m, representing a reduction of 1.6m and a change in eaves height with an increase of 0.2m to 2.4m due to the change in roof style, when compared with the previously approved garage under application reference A/24/24/HH.

The finish for the conditionally approved permission A/24/24/HH comprised of facing brick and roof ties to match the existing main dwelling. The retrospective detached store room/garage is finished in pressure treated 19mm shiplap wood cladding and has a pitched roof of red Onduvilla red tiles, which represents a change in external materials from the previously conditionally approved application (A/24/24/HH).

The external materials are consistent with an ancillary outbuilding, and given the variation within the street scene of Ham Manor Way in terms of external materials and finishes, the external materials have not resulted in harm to the character of the host dwelling or street scene, and the appearance of the detached store room preserves its character, in accordance with Arun Local Plan policies D DM1 and the Arun Design Guide (ADG).

Fenestration in the conditionally approved permission A/24/24/HH comprised of a three-casement window on the rear (west) elevation, two single glazed doors on the south elevation, and a garage door on the front (east) elevation. The retrospective detached store room/garage fenestration comprises of a single garage door to the front (east) elevation and a single wooden door to the side (south) elevation, which is a reduction in fenestration when compared to the previously conditionally approved application (A/24/24/HH).

The retrospective development remains subservient to the main dwelling house and has not resulted in any harm to visual amenity, character or appearance of the host dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policy D DM1, the ADG and policy HD4 of the Angmering Neighbourhood Development Plan (ANP).

#### NEIGHBOURING RESIDENTIAL AMENITY

The retrospective detached store room/garage has an increased distance from the rear western boundary of 2.6m, with an approximate distance of 11.45m and an increased distance from the north eastern side boundary of the neighbouring dwelling's garden by 0.25m with an approximate separation distance of 1.25m. The eaves height of the store room/garage is approximately 0.2m higher than previously approved, however the maximum height has been reduced by 1.6m, to 3.7m. As such, the store room/garage has not resulted in additional overbearing or overshadowing impacts to neighbouring properties when compared with the previously approved garage.

The retrospective detached store room/garage fenestration has resulted in a reduction in fenestration with the removal of a single glazed door on the side (southern) fenestration and the removal of the three-casement window on the western fenestration. The retrospective detached store room/garage has not resulted in any overlooking to neighbouring properties, given the siting of the fenestration.

The proposed development has not resulted in harm by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policy D DM1, the Arun Design Guide (ADG) and policy HD4 of the Angmering Neighbourhood Development Plan (ANP).

#### PARKING

Part I of the ADG requires dwellings of four or more bedrooms to provide three parking spaces. It is noted that the retrospective store room/garage would have an approximate depth of 5.4m and an approximate width of 5m and therefore fails to meet current garage dimensions of 3m width and 6m depth which would be considered appropriate to accommodate a vehicle. However, the site would maintain its off-street parking amenity and the retrospective store room/garage has not resulted in a loss of parking provision and consequently a condition to secure additional parking is not required in this case. The proposal would comply with the parking requirements set out in the Arun Parking Standards.

#### SUMMARY

The proposed development is in accordance with relevant development plan policies and is recommended for approval subject to the following conditions and informatives.

<b>HUMAN RIGHTS ACT</b>
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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

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.

## CIL DETAILS

This application is not CIL liable.

## RECOMMENDATION

### APPROVE CONDITIONALLY

- 1 The development hereby approved shall be maintained in accordance with the following approved plans:

Location Plan.

Block Plan.

Plans and Elevations 1.

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

- 2 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.