

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

REF NO: A/186/25/HH

LOCATION: 16 Speedwell Chase
Angmering
BN16 4QR

PROPOSAL: Conversion of garage into habitable space.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Angmering Parish Council - No response received.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
TSP1	T SP1 Transport and Development

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

DESIGN AND VISUAL AMENITY

The site is a semi-detached dwelling on Speedwell Chase. The application seeks permission for a garage conversion to facilitate an amended ground floor layout including amended fenestration on the rear elevation.

The garage conversion would not increase the massing or bulk of the host dwelling; the only changes to design would be on the rear elevation, where the door and small window that serve the existing garage would be replaced by a larger window and the existing double doors which would be replaced by larger bi-fold doors.

The proposal would not impact the character of the host dwelling; the amended fenestration would be a

minor alteration and would not result in harm to design or visual amenity, in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The amended fenestration would be at ground floor level, located similarly to the windows and doors currently in situ. No outlook would be achieved from these windows or doors that could not be achieved from the existing windows or rear garden. Therefore, there would be no harm to residential amenity by way of overlooking.

The proposal would not alter the size or bulk of the existing dwelling and would not result in any overbearing or overshadowing impacts in accordance with Arun Local Plan policies D DM1 and D DM4.

PARKING

Permission for the erection of 16 Speedwell Chase was granted in 2019 under reference A/46/19/PL. A condition was attached to this application, stating that the areas of land allocated for parking spaces, turning facilities and garages on the submitted plans (in this case the relevant plan appears to be Site Plan 2.10 A) shall not thereafter be used for any purpose other than the parking, turning or garaging of vehicles.

The site plan approved under A/46/19/PL identifies the garage and the area immediately adjacent to the garage as the two parking spaces allocated to 16 Speedwell Chase, compliant with the Arun Design Guide advice of two parking spaces for new dwellings with 1-3 bedrooms.

The Proposed Site Plan submitted with this application proposes two parking spots, one immediately adjacent to the existing garage and one new space outside of the front of the dwelling, running parallel to the front elevation, but retained within the site boundary. The parking spaces proposed under this application would comply with ADG guidance for standard parking spaces (a minimum of 5m by 2.5m).

It is acknowledged that the parking space proposed to the front of the dwelling does not follow the pattern of the parking layout throughout Speedwell Chase, however, any harm to amenity would be isolated to the host dwelling and would not be unduly harmful. Furthermore, it is noted that the area to the front of the host dwelling has already been paved, thus could already accommodate a vehicle. The proposal would protect the interests of the condition attached to A/46/19/PL, ensuring that there would be provision for the accommodation of vehicles clear of the highway, in accordance with Arun Local Plan policies D DM1 and T SP1.

SUMMARY

The proposal is in accordance with relevant development plan policies in regard to both design, residential amenity and parking. The proposal is therefore 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

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 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:

Existing Site and Location Plan 2018 DPA-01.

Proposed Site and Roof Plans 2018-DPA-02.

Existing and Proposed Ground Floor Plans 2018-DPA-03.

Proposed Elevations 2018-DPA 05.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1, D DM4 and T SP1.

- 3 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).

- 4 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 NPPF.