

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

REF NO: A/18/26/HH

LOCATION: Lucks Mill House
Old Mill Lane
Angmering
BN16 4AQ

PROPOSAL: Extension to attached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

A/53/12/	Approval of Reserved Matters following Outline Application A/81/11 for 1No. 4 bedroom house with garage with access from High Steet and Old Mill Lane.	ApproveConditionally 18-07-12
A/81/11/	Outline application with some matters reserved for one new 4 bedroom house with integral garage, on site at southern end of Old Mill Lane, Angmering, with access from High Street & Old Mill Lane	App Cond with S106 10-08-11

REPRESENTATIONS

Angmering Parish Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
PD Restrictions- No extensions to dwelling(s).
Within an area with potentially high ground water.

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)
ENVDM4	ENV DM4 Protection of trees
ECCDM1	ECC DM1 Renewable Energy

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The application site comprises a two storey detached dwelling located at Lucks Mill House, Old Mill Lane, Angmering.

The proposal seeks a planning permission for an extension to the existing garage on the eastern side of the dwelling, together with the installation of additional solar panels on the roof of the extended garage.

The proposed garage extension would measure approximately 2.5m in width and 5.6m in depth and would project from the eastern flank elevation of the existing garage. It would incorporate a pitched roof form with a maximum height of approximately 4.5m and an eaves height of 2.2m, reflecting the proportions and form of the existing structure.

The extension would include white uPVC glazed doors and white overhead garage doors, matching the design and appearance of the existing openings. A new white uPVC casement window is also proposed within the existing garage's southern side elevation. External materials would consist of fibre cement roof slates and facing brickwork to match the existing dwelling, ensuring visual integration in accordance with the Arun Design Guide (ADG).

Although some views of the extension would be visible within the street scene, it would remain visually subservient to the host dwelling by extending the existing built form and utilising a matching pitched roof design. The proposal would be modest in scale and would not appear out of character within the surrounding area, where garages positioned beyond the principal elevation are a common feature.

The proposal also involves the installation of four additional solar panels on the southern roof slope of the extended garage. Due to the siting of the garage, the panels would only be partially visible within the street scene. Each panel would measure approximately 1.9m in length and 1.1m in width, and their overall appearance and scale would be consistent with the existing solar panels already installed on the southern roof slope.

The additional solar panels would not appear visually intrusive and would integrate well with the host building. The solar panels would not result in harm to the character or visual amenity of the dwelling or surrounding area, in accordance with Arun Local Plan (ALP) policy ECC DM1.

The proposal would not result in any harm to the character or appearance of the host dwelling, street

scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1, D DM4 and ECC DM1 and ADG.

RESIDENTIAL AMENITY

The proposed garage extension would be located to the eastern flank of the host dwelling and would be set back approximately 1.5m from the eastern (front) boundary. No new openings are proposed on this elevation. Furthermore, the site is separated from neighbouring properties to the east by the adjoining road. As such, the extension would not result in harm to the amenity of the neighbouring property to the east in terms of overbearing, overshadowing, or overlooking impacts.

The proposal would be set back approximately 5.5m from the southern (side) boundary. The proposal would result in a modest projection beyond the existing built form. The newly proposed window would face towards the private amenity space serving the host dwelling to the south, and its outlook would be comparable to that of existing ground floor openings on this elevation. In this regard, the development would not give rise to any material harm to the amenity of neighbouring properties to the south in terms of loss of privacy, outlook, or overshadowing.

Given the nature, scale, siting and the presence of the existing solar panels, the additional proposed solar panels would not result in any adverse impacts to neighbouring residential properties. The panels would be affixed in-roof, and as such would not give rise to any impacts related to overbearing, overshadowing, or overlooking.

The development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards (APS), the dwelling is required to provide 3 parking spaces. It is noted that the proposed garage would not meet the best practice minimum internal dimensions for garages. The ADG states that garages should measure at least 6m by 3m internally to qualify as a parking space, however, in this instance neither internal dimension would reach the recommended 6m.

Notwithstanding this, the proposal would not result in the loss of any existing parking provision. The existing private driveway would be retained and would continue to provide sufficient parking provisions in accordance with the APS.

TREES

The Council's Tree Officer has been verbally consulted on the application, as the proposal involves the removal of two Apple trees and one Ash tree. It is noted that there is a nearby Tree Preservation Order (TPO/A/2/61), however, the trees subject to this application are not protected by the Order.

The Tree Officer undertook a desktop assessment and advised that the trees are discreetly located within the site and do not make a significant contribution to the wider landscape or public visual amenity. As such, there are no arboricultural grounds to object to or resist their removal as part of the proposed development. The proposal is in accordance with Arun Local Plan policy ENV DM4 in this regard.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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

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 drawings:

- Proposed Plans, Elevations, Location and Block Plans 02

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

- 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 National Planning Policy Framework.