

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

REF NO: A/27/22/HH

LOCATION: 4 Weavers Hill
Angmering
BN16 4BP

PROPOSAL: Creation of hard standing parking space in the front garden.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application seeks to resurface the existing front garden in order to provide parking space within the front garden.
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REPRESENTATIONS

Angmering Parish Council - No Objection.

1 representation from nearby occupier - Support:
- Will reduce on street parking at a tight corner on the hill, increasing safety.

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
TSP1	T SP1 Transport and Development

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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CONCLUSIONS

PRINCIPLE

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D SP1 requires development proposals to make efficient use of land and reflect characteristics of the site and local area such as layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Also, Part 9 of this policy regards improving the public realm including streets, so that they are to be safe and secure which is relevant to this proposal.

Policy T SP1 ensures development of the transport network so that it reduces the need for car travel, promotes green infrastructure, protects the major road network, maintains appropriate levels of parking standards and requires applications to consider and design for development in relation to transport infrastructure.

Policy HD4 of the Angmering Neighbourhood Development plan seeks to ensure that development requiring planning permission which, by virtue of their materials, are inharmonious with the area, are refused.

Arun has adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance.

DESIGN AND VISUAL AMENITY

The proposal seeks to retain its existing pathway through the front garden but create a hard standing area that is approx. 26 sqm and consists of gravel and slate. The scale of which is appropriate. The proposed materials, gravel and slate are harmonious with the area, being featured in other driveways and front gardens along the street. Given the harmonious and appropriate nature of the materials and minor scale, there are minimal visual impacts on the street scene. The proposal is in character with the locality and will not give rise to any adverse visual impacts on the street scene.

The proposal is to consist of all permeable materials and as such, will not increase any surface water runoff from the site.

As such, the proposal is compliant with relevant Neighbourhood Development Plan Policies D DM1 & D SP1 of the Arun Local Plan, Section M of the Arun Design Guide and policy HD4 of the Angmering Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The nature of the development is such that it would not have any negative impacts by way of overbearing, overshadowing or overlooking on neighbouring properties.

By virtue of not being overshadowing, overbearing or overlooking, the proposal is compliant with relevant Development Plan policy D DM1(3) of the Arun Local Plan.

PARKING

This hardstanding would provide enough space for 1 to 2 cars per the space standards of 3m by 6m for car parking set out in Section I of the Arun Design Guide. The property is situated on Weavers Hill and

has a tight corner a short distance to the North. This section of the road has limited parking and as such, many cars park on the road, further limiting the space in which cars have to progress along the road. Being within parking behaviour zone 2 as set out by the Arun Parking Standards Supplementary Planning Document, a new property of this type would be recommended to have 2 private parking spaces. Though this proposal would not provide 2 No. full parking spaces, it is not a new property and the front garden is limited in space with the property currently having no private parking space to the front of the dwelling. As such, the introduction of private parking space is acceptable.

The proposal is compliant with relevant Development Plan policies D DM1(9) & T SP1 of the Arun Local Plan and Section I of the Arun Design Guide.

SUMMARY

The proposal is compliant 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.

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:

- Block plan (Submitted 01/03/22)

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.