

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

REF NO: A/42/26/HH

LOCATION: Elm Lodge Rectory Lane
Angmering
BN16 4JU

PROPOSAL: Replacement of the existing flat roof to a detached double garage with a pitched gable roof finished in roof tiles to match the house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

A/102/20/PL	Change of use from agricultural land to garden land to include a close boarded fence. This application may affect a Listed Building, may affect the character & appearance of the Angmering Conservation Area & may affect a Public Right of Way. This application is in CIL Zones 2 & 3 (Zero Rated) as 'other development'.	ApproveConditionally 11-09-20
A/98/20/PD	Prior notification for the change of use of agricultural buildings to dwelling houses (Class C3) under Schedule 2, Part 3, Class Q.	
A/171/03/	Alterations and first floor extension	ApproveConditionally 16-02-04

REPRESENTATIONS

Angmering Parish Council - No objection. The replacement of the garage roof to a pitched gable roof will complement the surrounding buildings and not have a harmful effect on the Conservation Area.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

The eastern boundary of the application site adjoins the Angmering Conservation Area.

Built Up Boundary Area.

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 and alter to exist builds (res and non-res)

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

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

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 detached garage located at Elm Lodge, Rectory Lane. This application seeks planning permission for the replacement of the flat garage roof with a pitched gable roof. Given its location, positioned to the front of the site, the works would be visible from the street scene.

The proposal would replace the existing flat garage roof with a pitched gable roof, changing the ridge direction from north west-south east to north east-south west. The main ridge line would have a width of 7.35m, with the ridge height increasing by 1.9m to 4.5m and the eaves height reducing by 0.2m to 2.1m. Given the garage would retain its existing footprint, the scale of the increase in the height, bulk and massing of the garage roof would not appear excessive or harm the character or visual amenity of the area. The replacement roof would therefore be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4, the Arun Design Guide (ADG) and Angmering Neighbourhood Plan (ANP) policies HD4 and HD6.

It is acknowledged that the garage roof alterations would create new loft space, increasing the size and scale of the garage and as such, it is reasonable to attach a condition requiring the garage, including its resultant loft space, to remain ancillary to the host dwelling. This would prevent the creation of a separate unit of accommodation and avoid an over-intensive use of the site, in accordance with ALP policy D DM1.

The southern front-facing elevation would retain the two existing garage doors. On the western side elevation, the existing ground-floor two-casement window would remain, and a small two-casement window would be added at loft level. The fenestration and roof tiles would be finished to match the host dwelling. Using matching materials would help the development sit well with the existing building. The proposal would therefore comply with ALP policies D DM1 and D DM4, the Arun Design Guide, and policy HD4 of the Angmering Neighbourhood Plan.

The proposed replacement garage roof would not result in harm to the character, appearance, or visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and ANP policies HD4 and HD6.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed replacement garage roof would retain existing separation distances between the garage and neighbouring properties. Although the ridge height and width would increase, the garage is within the existing built-up area of the site and its footprint would remain unchanged. The proposal would not therefore result in an increase in overshadowing or overbearing impacts on neighbouring properties. The proposed window, on the western side elevation, would have an outlook towards the host dwelling's amenity space and open fields and would therefore not result in overlooking or loss of privacy.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4, and the ADG.

PARKING

The proposal would not result in any change to existing parking provision and therefore complies 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.

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:

 - Location Plan Rev 2.
 - Site Plan.
 - Existing and Proposed Floor and Roof Plans Rev 1.
 - Existing and Proposed Elevations Rev 2.
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 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Elm Lodge, Rectory Lane and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.
- 4 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).
- 5 **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.