

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

REF NO: A/54/20/HH

LOCATION: Ariston
Water Lane
Angmering
BN16 4EJ

PROPOSAL: Proposed conversion and extension to existing garage into ancillary accommodation, new driveway to front of property. This application affects the character & appearance of the Angmering Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to convert and extend the existing garage to use as accommodation, additionally, create a driveway at the front of the dwelling.
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Parish Council - No objection.

- Concerns relating to the ownership of the land.

3 letters of objection from local occupier:

- The doorway on the Eastern elevation provides access onto an area owned by a neighbouring dwelling.
- The window on the Eastern elevation will result in a loss of privacy.
- There are concerns relating to the drainage of the pitched roof.
- There may be damage to the neighbouring garage during construction.
- There is no submitted Construction Management Plan.

Officers comments on objections:

Comments noted. Land ownership and covenants are not planning considerations. The proposed development is not considered to be of a scale to require a Construction Management Plan.

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No objection.

The Conservation Officer states there is no harm to the significance of the heritage assets or their setting.

Conservation Area Advisory Committee - No objection.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Within Conservation Area

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)
DSP1	D SP1 Design

[Angmering Neighbourhood Plan 2014 POLICY HD1](#) Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policies HD1, HD4, HD5 and HD6 of the Angmering Neighbourhood Development Plan.

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 DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HD1 of the Angmering Neighbourhood Development Plan states that development of the Angmering Village should be focussed within the Built Up Area Boundary.

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.

Policy HD5 on the Angmering Neighbourhood Development Plan states that proposals should demonstrate their consideration of the proposal on its surrounding. This means that the proposed development should conform to the existing built form of the area, and constitute a positive addition to

the current style, and mix. New development must integrate well with the character of the locality, and its landscape setting. Finally, it should not adversely impact upon the landscape setting, or any views in or out of the South Downs National Park.

Policy HD6 of the Angmering Neighbourhood Development Plan sets out criteria for the housing layout and design principles of proposed development. Proposals should demonstrate a high quality design, reflect local distinctiveness and incorporate local design features evident in buildings in the locality. Retention of trees and hedgerows is also encouraged.

DESIGN AND VISUAL AMENITY

The proposed driveway is sited at the Southernmost point of the application site, and removes an existing area of grass, whilst retaining the low boundary wall. The proposed retaining wall, which borders the Northern boundary of the parking space, will be conditioned to use bricks to match those of the existing front wall, as to ensure that this area appears visually unified.

The proposed extensions and alterations are sited at the Northernmost point of the application site, as such, there are limited views of this element of the proposal from the public realm. It is noted that there will be some available views of the proposal from the public footpath, which runs adjacent to the parking area to the East. The proposed development is not considered to result in any significantly harmful impact upon the character of the locality or the application. It is considered to appear subordinate to the host dwelling, resultant of its design, siting and use of materials to match.

The proposed development is considered to be in accordance with D DM1, D DM4(a) and (b) of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful impact on the residential amenities of neighbouring dwellings, by way of overshadowing or overbearing impact. The proposed roof height increase is not considered to result in any significant loss of light to the occupiers of 8 Red Admirals, due to the scale of the development, and the intervening boundary treatment. With regard for potential for loss of privacy, the change of the Eastern openings from a garage door, to a door and a window is not considered to result in any loss of privacy to neighbouring occupiers. This is because any views out of the window will be of the parking area, as the private amenity area of the dwelling 'Roans' is bordered by fencing, preventing any views.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

HIGHWAY AND PARKING

The proposed new driveway creates access into the car park of the pub, sited to the South-West of the host dwelling. The nature of the traffic in that car park is slow and cautious. Furthermore, the parking space that is lost as a result of the conversion of the garage is re-sited at the front of the application site. The proposed development is not considered to result in a severe highway impact upon the local road network, in accordance with Paragraph 109 of the National Planning Policy Framework and T SP1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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 plan:

- Proposed Site/Block Plan and Proposed Garage Conversion Plan and Elevations - WL_101
- L-200a - April '20

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 The materials and finishes of the external retaining wall, bordering the Northern aspect of the car parking space hereby permitted shall match in colour and texture those of the existing boundary wall, sited at the Southernmost point of the application site.

Reason: In the interests of amenity in accordance with policy D DM1 of the Arun Local Plan.

- 4 **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.