

Recommendation Report for Planning Permission

REF NO: A/68/20/PL

LOCATION: The Old Mill House
Station Road
Angmering
BN16 4HY

PROPOSAL: Erection of 3 outbuildings within the rear garden for the purposes of 1) a garden office 2) Worskhop/Storage Area 3) Garden Room with Kitchenette & Shower/Toilet Room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
TREES	None of any significance affected by the development.
SITE CHARACTERISTICS	The Old Mill House is a two storey, flint faced, semi-detached building. The windows consist of a mix of painted timber casement, some with latticed panes. The main roof of the house is thatched, and the front entrance porch roof is tiled. It is of aesthetic significance.
CHARACTER OF LOCALITY	Residential.

RELEVANT SITE HISTORY

A/67/20/L	Listed building consent for the erection of 3 No. outbuildings within the rear garden cabins for the purposes of 1) a garden office 2) Worskhop/Storage Area 3) Garden Room with Kitchenette & Shower/Toilet Room.
A/10/19/L	Listed building consent to create shower room with WC & sink on first floor, remove modern built in wardrobe & erect stud wall in second bedroom, create door from hallway, interior pipework through master bedroom down into existing ground floor bathroom to join existing drains & install ventilation grill on front of house. ApproveConditionally 02-04-19

Relevant site history noted. This application is paired with a listed building consent.

REPRESENTATIONS

No objection.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

The Conservation Officer:

No objection as there is no perceived damage to the heritage asset. It is recommended that there is a condition in place as to the finish of the outbuildings.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Grade II Listed Building

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
HERDM1	HER DM1 Listed Buildings

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14 not

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is not considered to harm the character of the area or the host dwelling or afford any unacceptable impact on neighbouring residential amenities. The impact on the setting of the Listed Building is also acceptable.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site is located in the built-up area where the principle of development is acceptable. The main criteria against which the application will be assessed is contained in relevant policies of the Arun Local Plan mainly DDM1, DDM4 and DSP1 which seek to prevent development that would have an adverse impact upon visual and residential amenities and the character of the area. The proposal is considered to be in keeping with its setting and to accord with policy.

DESIGN AND VISUAL AMENITY

The development is for an outbuilding in the rear garden of The Old Mill House. Outbuilding (A) will be 2.81m at pitch height with an eaves height of 2.07m. The outbuilding is modest in scale with a depth of approximately 3.5m and a width of 3.5m.

Outbuilding (B) will be 2.71m at pitch height with an eaves height of 2.07m. The outbuilding is considered to be modest in scale with a depth of approximately 4.1m and a width of 5m.

Outbuilding (C) will be 2.71m at pitch height with an eaves height of 2.07m. The outbuilding is considered to be modest in scale with a depth of approximately 2.5m and a width of 5m.

Whilst it is appreciated that together the scale of development increases the individual 'sheds' are considered to be modest in scale and to not have a detrimental impact on the application. The existing outbuildings have been removed and are being replaced with the proposed.

The outbuildings are sited to the rear of the host dwelling, and is not visible from the street scene of Station Road. The outbuildings are not considered to have any significant impact upon the established spatial pattern, or character of the area, and is in accordance with D DM1(1) of the Arun Local Plan.

HERITAGE IMPACT ASSESSMENT

Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 states that the decision as to whether or not to grant planning permission, for development which affects a listed building or its

setting must have regard to the desirability of preserving the building or its setting. Section 72 of the same act applies special regard to the desirability of the preservation of the character and appearance of Conservation Areas. Paragraph 189 of the National Planning Policy Framework (NPPF) requires such information to be provided in order to assess the impact of the proposal upon these assets.

In this instance, it is considered that the proposed development does not cause harm to the Listed Building, and as such, the proposal should be determined in accordance with the relevant sections of the Development Plan. This is due to its modest scale, and design allowing it to appear well integrated with the host dwelling.

NEIGHBOURING RESIDENTIAL AMENITY

The development is not considered to have any significant impact upon the residential amenities of neighbouring dwellings due to the outbuildings being an acceptable distance from neighbouring dwellings to remove potential for significant overbearing or overshadowing impact. As a result of the single storey nature of the outbuildings, the windows proposed result in any views currently unavailable from the garden. The proposal is considered to be in accordance with D DM1(3) of the Arun Local Plan.

SUMMARY

The development is deemed to accord with the 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

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 CIL Liabie therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply).

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
 - Location Plan
 - Land Registry Location Plan
 - Shed Floor Plan and Elevation
 - Sheds Floor Plans and Elevations
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 Once the outbuildings have been constructed they must be either stained or left a natural colour for the perpetuity of their existence.

Reason: To preserve the appearance and special character of the building for the future in accordance with HER DM1 of the Arun Local Plan and the NPPF.
- 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.