

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

REF NO: BE/144/20/HH

LOCATION: 1 Markfield  
Bersted  
PO22 9HW

PROPOSAL: Retention of attached single storey garage with storage area.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION      The application seeks the retention of a garage to the side elevation of the property.

**REPRESENTATIONS**

Bersted Parish Council provided no objection.

No representation received from nearby occupiers.

**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                |
| DDM4 | D DM4 Extensions&alter to exist builds(res and non-res) |
| DSP1 | D SP1 Design                                            |

[Bersted Neighbourhood Plan 2014 Policy ES1](#)      Design of new development

**PLANNING POLICY GUIDANCE:**

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

**CONCLUSIONS****PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan.

Bersted has a made Neighbourhood Plan with policy ES1 of relevance. The proposal complies with this policy.

#### DESIGN AND VISUAL AMENITY

The property is located to a corner and as such the garage is highly visible from the wider area.

The rear of the property fronts Rowan Way which features a brick wall which runs along the rear and side of the property with a small grassed area to the front.

The garage is located to the western elevation and extends up the boundary footpath however is not considered to appear unduly dominant, meeting with the principle elevation.

The materials match the appearance of the host dwelling and as such it appears well integrated.

The surrounding properties are similar in appearance although the addition of a garage is not considered to result in the property appearing out of character with the area.

The proposal is not deemed to adversely impact the appearance of the property within the street scene or the spatial pattern of the area and accord with D DM1 and D DM4 of the Arun Local Plan.

#### RESIDENTIAL AMENITY

The garage will have a width of 3.5m and a depth of 7.7m where it meets with the rear elevation. It has a flat roof with a height of approximately 2.4m.

Due to the siting of the garage to the west, with a road running alongside and with no properties to the rear, it is not considered to result in adverse overbearing or overshadowing upon amenity.

There is a garage door to the front and an access door to the rear which enters the rear garden of the host dwelling.

Due to the modest size and siting of the proposal, it is not considered to result in harm upon nearby occupiers and accord with D DM1 and D DM4 of the Arun Local Plan.

#### SUMMARY

The proposed development accords 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.

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| <b>DUTY UNDER THE EQUALITIES ACT 2010</b> |
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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.

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|-----------------------|
| <b>RECOMMENDATION</b> |
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APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans
  - Location and Block Plan - 04 A
  - Elevation Plan - 0b
  - Ground Floor Plan - 01A
  - First Floor Plan - 01A

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.

- 2 **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.