

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

REF NO: BE/26/21/HH

LOCATION: 83 Ravens Way
Bersted
PO22 9ER

PROPOSAL: Garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct an attached single garage to the eastern side of the dwelling.

REPRESENTATIONS

Bersted Parish Council - no objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary
Pagham Harbour Zone B

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:

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

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 AMENTY

The property is a two storey detached dwelling with driveway area and rear garden. The character of area is residential. The proposed garage is highly visible from the wider area.

The single garage will be attached to the east elevation of main dwelling. It will be sited in line with the front principal elevation of the dwelling and run part way along the eastern side elevation of dwelling. The garage will have a width of 4.95m and depth of 2.46m. The garage will have a flat roof. The height of the garage will be 2.6m. There will be single door to the rear of the garage facing the rear garden. The garage is subservient to the host dwelling and is considered in-keeping with the existing dwelling and surrounding character of area.

Arun recently adopted a Design Guide. It states development should be subservient to the main dwelling and the proposal complies with this in terms of scale and size. It also states that side extensions must not close important gaps in the street scene leading to terrace effect, or remove existing external access from front to back gardens. Whilst the proposal doesn't comply being within 1m from the eastern side boundary, it is at single storey so is considered acceptable and the garage proposal contains a rear door to allow access to rear garden of property.

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

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 and Section M of the Arun Design Guide.

RESIDENTIAL AMENITY

The garage will have a width of 4.95m and a depth of 2.46m. It has a flat roof with a height to 2.6m. There is 10.9m remaining to the front boundary of property and 12.79m to rear boundary of host dwelling. The garage is sited less than 1m to the eastern side boundary of property however the proposed garage is at single storey so is deemed acceptable.

Due to the siting of the garage to the east of the property, it will increase some overshadowing to neighbouring property at number however it is not deemed to have an adverse overshadowing or overbearing effect on neighbouring properties so complies with policy D DM4 of the Arun Local Plan.

The proposed garage will have twin garage doors to front of garage and a rear door facing garden of 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.

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.

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 and Block Plan
 - Existing Elevation
 - Proposed Plans
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and D DM4 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.