

Recommendation Report for Planning Permission for Works or Extension to a Dwelling**REF NO:** BN/14/12/**LOCATION:** 34 Halliford Drive
Barnham
Bognor Regis**PROPOSAL:** Add a pitched roof to the existing flat roofed garage (including new gables), raise the door/eaves level & install a single full garage door to the front elevation**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application seeks consent for the addition of a pitch roof to a detached flat roof garage and alterations to the external elevations.
SITE AREA	Approximately 943 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Low brick wall and pillars to front boundary and semi-mature shrubs in southwest corner. 1.8 metre high close boarded timber fence to northwest boundary, mature shrubs and vegetation to side.
SITE CHARACTERISTICS	Detached, modern chalet bungalow, constructed from brick with pitch, tiled roof. Detached flat roof double garage to side.
CHARACTER OF LOCALITY	Residential cul-de-sac comprising detached bungalows and chalet bungalows. Private road. open countryside to east and southeast.

RELEVANT SITE HISTORY

BN/30/90	Proposed double garage	Approve Conditionally 27-02-1991
BN/31/97	Conservatory to rear	Approve Conditionally 14-01-1998
BN/7/99/	Conservatory to rear	Approve Conditionally 12-05-1999

BN/25/11/	Removal of garage roof, removal of timber work shed adjacent to garage, extension of garage creating new store/workshop and new pitched roof to garage and store/workshop.	Approve Conditionally 10-02-2012
Y/28/75	Proposed semi-bungalow and garage	Approve Conditionally 10-09-1975

REPRESENTATIONS

Representations received:

Comments awaited.

Comments on Representations received:

Awaited.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Permitted development restriction

No public sewer

Within built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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 considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established

character of the surrounding area.

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

Planning permission was granted in 2011 for an extension to a detached flat roof garage, incorporating store room, and the addition of a pitch roof (BN/25/11).

The current proposal seeks permission for the addition of a pitch roof only. Minor changes are proposed to the external elevations of the garage including the insertion of a window in the proposed northeast gable end of the garage. The addition of a pitch roof will increase the height of garage from 2.5 metres (current eaves height) to 5 metres to the ridge. The pitch roof will be faced in tiles and the elevations faced in brickwork to match the host property.

The increase in the height of the garage to 5 metres was accepted under application BN/25/11. There is no increase in the footprint of the garage under the current proposal.

The site is positioned at the end of a private residential cul-de-sac and the existing garage is well screened in the southwest corner by mature shrubs and vegetation. Given the position of the garage, the reduced footprint and the screening provided to the front and side, the proposal is not considered to adversely impact the visual amenities of the streetscene and surrounding area.

The garage is positioned approximately 40 metres from neighbouring properties to the northwest at Mulberry Cottage and Gwent House, and 35-40 metres from no. 21 Halliford Drive to the southwest. The addition of a pitch roof will not result in a loss of amenity to neighbouring properties. One window is to be positioned in the northeast gable of the garage. This will face into the application site, and will not therefore result in any loss of privacy or overlooking of neighbouring properties.

It is therefore recommended that consent is granted, subject to the conditions outlined below.

HUMAN RIGHTS ACT

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 to 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 (Neutral) 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).

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: Site plan, drawing 0214-12-01 Alterations to existing detached garage - planning application, received on 23 July 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls and roof of the garage hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 The garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of no. 34 Halliford Drive as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan 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.

- 5 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material

considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2, DEV19

NATIONAL POLICIES: National Planning Policy Framework (2012)

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.