

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

REF NO: BN/2/25/HH

LOCATION: 142 Barnham Road  
Eastergate  
PO22 0EH

PROPOSAL: Detached garage.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION As above.

<b>RELEVANT SITE HISTORY</b>
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BN/142/24/HH	Extend crossover to the boundary to the right, when facing house from the road, and remove hedge and tree for access.	Approve Conditionally 17-12-24
BN/129/24/HH	Detached garage with office/playroom over.	Refused 22-11-24

<b>REPRESENTATIONS</b>
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Barnham and Eastergate Parish Council response - No objection.

No representations from nearby occupiers.

**CONSULTATION RESPONSES RECEIVED:**

None.

<b>POLICY CONTEXT</b>
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Area of Character.  
Lidsey Treatment Catchment.  
Within 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)

## HERDM4 HER DM4 Areas of Character

[Barnham & Eastergate Neighbourhood Plan 2019](#)  
[POLICY ES5](#)

Quality of design

Barnham & Eastergate Neighbourhood Plan 2019  
POLICY ES7Conserving and enhancing Non-designated  
Heritage Assets**PLANNING POLICY GUIDANCE:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13 Arun District Design Guide (SPD) January 2021

**CONCLUSIONS****SITE HISTORY**

A previous planning application (BN/2/25/HH) for the construction of a detached garage with office/playroom above, was refused as the development would have represented a visually obtrusive form of development that would have resulted in a demonstrable harm to the character of the locality and visual amenity of the host dwelling, street scene and area of character, a non-designated heritage asset. The current application is for a similar scheme of works, however the proposed development (detached garage) under this application would be a single storey structure with no first floor accommodation.

**DESIGN AND VISUAL AMENITY**

This application seeks a single storey detached garage within the front amenity of the site. 142 Barnham Road is located at the corner of Barnham Road and Drovers Way. The proposed garage would be highly visible from the street scene, located to the front western corner of the application site. The dwelling is located in an area of character that features large Edwardian style dwellings.

The detached single storey garage would be set in a maximum of 1.1m from the front and western side boundaries, although parts of the garage would be constructed very close to the boundaries, given the irregular shape of the plot to the front. The garage would measure 6.5m in depth by 5m in width by approx. 2.8m in height. The materials used for the walls would be timber cladding on a brick plinth base. The garage door to the north elevation would be a metal door. The garage would feature a tiled roof to match the existing dwelling with rubber finish to the flat portion of the rear roof. Whilst the materials proposed for the garage are acceptable, the siting and scale of the garage would not be in keeping with the character of the host dwelling, street scene or wider area.

The Arun Design Guide states that developments and extensions should respond to the distinctive characteristics of the building and surrounding area, by taking a simple and unobtrusive form which does not overpower the existing or neighbouring properties, while taking the opportunity to incorporate innovative design if appropriate and maintaining established building lines. The scale and siting of the proposed garage would be obtrusive in this location, disrupting the established building line, and would appear unduly prominent and incongruous within the street scene. Although the proposed garage would be single storey, the siting and scale of the proposed development would not be sympathetic or sensitive in terms of its siting and would be harmful to the character of the street scene and wider area. It is noted that the neighbouring dwelling features a similar single storey garage to the front of the property, however, this garage is set back further from the site front boundary, occupying less of the frontage and is of a smaller scale, minimising the impact on street scene.

The proposed garage, by reason of its siting and scale, would appear unduly prominent within the street scene of Barnham Road. The proposed development would be a visually obtrusive form of development and would result in demonstrable harm to the character of the locality and visual amenity of the host dwelling, street scene and wider area. The proposed development is therefore contrary to policies D DM1 and D DM4 of the Arun Local Plan, Part M of the Arun Design Guide, and policies ES5 and ES7 of the Barnham and Eastergate Neighbourhood Development Plan.

#### **RESIDENTIAL AMENITY**

The Arun Design Guide states that extensions should not negatively impact, and instead protect neighbouring amenity in terms of privacy, consider the positioning of neighbouring buildings, and respond to existing elevations through the positioning of doors and windows and in this case the external staircase. The proposal does not accord with this.

The proposed garage would be a single storey structure and given its siting and the spacing maintained between the garage and neighbouring properties, the garage would not appear overbearing or result in overshadowing of neighbouring properties. Given the siting of the garage door, oriented to face the main dwelling it would not result in any unacceptable overlooking.

The development would not result in adverse overbearing impacts and loss of privacy and is in accordance with policy D DM1 and D DM4 of the Arun Local Plan in this regard.

#### **HERITAGE**

Paragraph 209 of the NPPF outlines that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale or any harm or loss and the significance of the heritage asset.

The proposed development would be located to the front of the site and would be visible from the street scene (Barnham Road) and the Area of Character, constructed close to the front and western side boundaries. The siting and scale of the garage would be obtrusive in this location and would appear unduly out of place within the area of character, sited significantly forward of the established building line on a prominent corner plot. Therefore, the proposed development would result in harm to the character of the area of character and is unacceptable in this location. The works would be highly visible from the street scene resulting in unacceptable harm to the character to the Area of Character.

The development would result in unacceptable harm to the significance of the non-designated heritage asset and the proposed development is therefore contrary to policy HER DM4 of the Arun Local Plan and the NPPF.

#### **SUMMARY**

The proposed garage, by reason of its siting and scale would appear unduly prominent within the street scene of Barnham Road. The proposed development would be a visually obtrusive form of development and would result in demonstrable harm to the character of the locality and visual amenity of the host dwelling, street scene and Area of Character, a non-designated heritage asset. The proposed development is therefore contrary to policies D DM1, D DM4 and HER DM4 of the Arun Local Plan, Part M of the Arun Design Guide, and policies ES5 and ES7 of the Barnham and Eastergate Neighbourhood Development Plan.

<b>HUMAN RIGHTS ACT</b>
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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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 not CIL liable.

#### **RECOMMENDATION**

REFUSE

- 1 The proposed garage, by reason of its siting and scale, would appear unduly prominent within the street scene of Barnham Road. The proposed development would be a visually obtrusive form of development and would result in demonstrable harm to the character of the locality and visual amenity of the host dwelling, street scene and wider area. The development would also result in unacceptable harm to the significance of the non-designated heritage asset. The proposed development is therefore contrary to policies D DM1, D DM4 and HER DM4 of the Arun Local Plan, policies ES5 and ES7 of the Barnham and Eastergate Neighbourhood Development Plan and the NPPF.
- 2 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.