

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

REF NO: BN/3/22/HH

LOCATION: Barncroft
Wandleys Lane
Fontwell
Eastergate
PO20 3SE

PROPOSAL: Erection of detached oak framed garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to construct a detached oak framed garage.

RELEVANT SITE HISTORY

BN/47/21/CLP Lawful development certificate for a proposed rear timber frame and face brick extension and re-roofing of conservatory with plain clay tile. PP Not Required 16-06-21

REPRESENTATIONS

Barnham and Eastergate Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Outside Built Up Area Boundary
Lidsey Treatment Catchment
WSCC Mineral Consultation Area
HRA Buffers (SD10)
CIL Charging Zone 3

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

[Barnham & Eastergate Neighbourhood Plan 2014](#)
[POLICY ES5](#)

Quality of design

Barnham & Eastergate Neighbourhood Plan 2014
 POLICY ES6

Contribution to local character

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

PRINCIPLE

The key policy considered is D DM1 of the Arun Local Plan. General criteria set by the Arun Design Guide is also considered.

Barnham and Eastergate Parish Council have a 'made' Neighbourhood Development Plan, of which Policies ES5 and ES6 are relevant. Policy ES5 is concerned with the quality of design and states that new development should be designed to respond to the specific character of the site and its local surroundings, to create a sense of place. ES6 is focuses on the contribution to local character and states that integration of new buildings into the context in which they are located is important. There is an emerging version of the Neighbourhood Plan containing similar policies.

DESIGN AND VISUAL AMENITY

The proposal is to the east of the site, close to the boundary, and will be visible from the street scene.

The garage is relatively large, measuring 8.325m wide and 5.3m deep, and will provide three covered parking bays. Although large, the garage retains a sufficient distance from the dwelling, and will not appear as an overdevelopment on the site. The site itself is on a small lane, and is bordered by a number of fields and trees which separate it from neighbouring properties. Being to the edge of the site, the proposal will be relatively visible from this street and the surrounding fields, but will not be unduly harmful to the composition or character of the area.

Although not overly subservient, the garage will have a hipped clay tiled roof, similar to that of part of the existing dwelling on site. It will feature a low level brick wall on which the structure will sit, following a similar design aspect seen on this dwelling. These design aspects are in keeping with the character of the property, and help to reduce the visual impact of the garage on appearance and amenity. The materials used, such as wooden cladding, are acceptable and suitable for their surroundings, and will be visually unobtrusive.

The Arun Design Guide states extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form. Although not an extension, this guidance is relevant to the garage. The garage is an acceptable scale for its location, and is not overly harmful to the character of the host building. In terms of the wider area, it will have minimal impact on the composition of the locality, and is in accord with the design guide.

Although visible from the street, the development will have no materially adverse harm on visual amenity or the character of the area, and is in accord with D DM1 of the Arun Local Plan, Arun Design Guide and

Parish Neighbourhood Plan.

RESIDENTIAL AMENITY

The garage will be single storey, and have a pitched roof measuring 3.985m high, and 2.1m at the eaves. Although high, the proposal is situated a significant distance away from any neighbouring properties, and as such will not be unduly overbearing or overshadowing. It retains a distance of 6.661m from the front (southern) boundary, 0.459m and 0.52m from the side (east) and 3.57m from the rear (north). These distances are acceptable considering the scale and location of the proposal, and will have minimal harm on residential amenity.

The garage will not include any features, such as windows, that will result in overlooking, and will have no harm on neighbouring privacy or amenity.

The Arun Design Guide states that developments should protect neighbouring amenity in terms of privacy and overshadowing and consider the positioning of neighbouring buildings. The proposal is acceptable for its location, and will have no adverse harm on neighbouring amenity.

The development is in accord with D DM1 of the Arun Local Plan, and Arun Design Guide.

PARKING

The garage is in an area used for parking, and will provide three covered bays for the site. Therefore, there will be no change in the number of spaces available on site and no resulting impact on highways.

SUMMARY

The proposed development is deemed to accord with the relevant development plan policies and as such 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.

CIL DETAILS

This application is not CIL Liable.

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 G-LC1 rev.A
- Plans and Elevations 2100.22.01 rev.A
- Existing and Proposed Site Plan G-SP1

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 **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.