

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

REF NO: BN/63/19/HH

LOCATION: Ravenhurst
Church Lane
Barnham
PO22 0DG

PROPOSAL: Demolition of existing garage and construction of new garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish an existing garage and construct a replacement.
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RELEVANT SITE HISTORY

BN/34/15/HH	Two storey side extension & front porch alterations.	ApproveConditionally 06-11-15
BN/21/10/NMA	Application for a non-material amendment following a grant of planning permission BN/19/09 to set back by 150mm the extension on the rear south east elevation.	Approve 10-09-10
BN/19/09/	Proposed two storey rear extension and garage alterations	ApproveConditionally 07-12-09
BN/15/09/	Proposed single storey side extension & alterations to existing garage	Withdrawn 19-08-09
BN/17/08/	Proposed rear roof extension & revised fenestration, general alterations.	ApproveConditionally 06-08-08

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Barnham & Eastergate Parish Council

No response received.

No representation received from nearby occupiers.

CONSULTATIONS

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Apply standard condition relating to surface water drainage.

Comments noted. With the garage largely being a replacement and given that similar extensions could be constructed under permitted development the condition is considered unnecessary.

POLICY CONTEXT

Designation applicable to site:

Built up area boundary

Lidsey Treatment Catchment.

DEVELOPMENT PLAN POLICIES

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

DDM1 D DM1 Aspects of form and design quality

DSP1 D SP1 Design

SDSP2 SD SP2 Built-up Area Boundary

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design

[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 of the Arun Local Plan.

Barnham and Eastergate have a 'made' Neighbourhood Plan with policy ES5 of relevance to the proposal. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The garage is situated to the rear side of the dwelling. As a result of its siting and the boundary treatment to the front of the property, the development is unlikely to be visible from the street scene.

The garage will be situated approximately 27m from the front boundary. As such, it does not appear unduly dominant upon the street scene.

The proposed garage is larger than that which exists however it is situated on a large plot and as such does not appear as an overdevelopment on the site.

The materials consist of a slate roof and render to match that of the existing dwelling and therefore it also appears well integrated with the host dwelling.

Due to the siting of the outbuilding and with hedging to the front of the property, the garage is not considered to adversely impact upon the character of the area and street scene and accord with DDM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The garage will have a height of 2.6m to the eaves and a 5.2m total height with the alteration from flat to pitched roof. The garage will also increase in width by approximately 1m and in depth by 4m. Whilst this is larger than existing, there is 37m retained to the rear boundary. The garage will be situated around 0.5m from the northern boundary however due to the siting of the neighbouring property which faces away from the host dwelling, the proposal is not considered to result in adverse impacts upon this elevation.

17m is retained to the southern boundary however there are no neighbouring properties to this elevation.

There will be a window and 2 velux installed however these face away from neighbouring properties and due to the boundary treatment and siting again is not considered to result in adverse overlooking.

Whilst the garage is large, due to its siting, the proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development 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.

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
- Block Plan - HRbp1
- Proposed Plans - HW002 C

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.