

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

REF NO: BN/69/20/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/63/19/HH	Demolition of existing garage and construction of new garage	ApproveConditionally 01-10-19
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/17/08/	Proposed rear roof extension & revised fenestration, general alterations.	ApproveConditionally 06-08-08

REPRESENTATIONS

Barnham Parish Council provided no objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Engineers (Drainage) - Due to the scale and the assumption it is likely to fall under permitted development there are no conditions to request.

POLICY CONTEXT

Built up area boundary.

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](#) Quality of design

[POLICY ES5](#)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1 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.

SITE HISTORY

An similar application was approved in 2019 for a replacement garage. This application seeks to enlarge that which was approved.

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 highly visible from the street scene.

The garage will be slightly larger than that previously approved and will increase in depth to the front of the property, meeting with the side elevation of the dwelling. 24m is retained to the front boundary and with hedging running along the frontage, the garage is not considered to appear unduly dominant upon the street scene.

Whilst the garage is large, it is located on a large plot and does not appear as an overdevelopment on the site. The materials will match that of the existing dwelling to help ensure it appears well integrated.

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 D DM1

of the Arun Local Plan.

RESIDENTIAL AMENITY

The garage will have a total height of 5.4m which is an increase of 0.2m from the previous application. The depth will also increase by around 2m to 11.2m. The garage will be sited in the place of the existing however will extend further west towards the street scene and alongside the host dwelling.

The garage will increase in width by around 0.3m however 0.6m is retained to the boundary at its narrowest. However there is hedging at the boundary and with a neighbouring garage also to the north and due to the siting of the neighbouring property which faces at an angle away from the host dwelling, the proposal is not considered to result in adverse impacts upon this elevation additional to that which has already been approved.

There will be 2 rooflights facing north and south however due to their siting above finished floor level it is not considered to result in an adverse overlooking. Additional doors and windows will front the street scene and the garden of the host dwelling.

As a result of the siting, the proposal is not considered to result in an adverse impact upon amenity by way of overbearing, overshadowing or overlooking and accord with D DM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions and information.

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
 - Proposed Floor and Roof Plan - HR004 A
 - Proposed Elevations - HR003 A
 - Block Plan - Hrbp 1 A
 - Location Plan - Hrsp1

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.