

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

REF NO: BN/73/21/HH

LOCATION: 54 Highview Road
Eastergate
PO20 3XB

PROPOSAL: Garage conversion to habitable use and alterations to fenestration/openings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	It is proposed to convert the integral garage to accommodation and brick up the front elevation and include a new window to serve a proposed ground floor bedroom and extended kitchen. Other internal alterations are proposed but no additional floorspace is created.
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REPRESENTATIONS

Barham & Eastergate Parish Council - No objections.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC ENGINEERS - Due to the scale, location and type of application we have no conditions to request. Any alterations to surface waterdrainage must be designed and constructed in accordance with Building Regulations.

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)
DSP1	D SP1 Design

<u>Barnham & Eastergate Neighbourhood Plan 2014</u>	Quality of design
<u>POLICY ES5</u>	

Barnham & Eastergate Neighbourhood Plan 2014	Contribution to local character
POLICY ES6	

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

In this case, the key policies are D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy ES5 of the NP seeks to ensure that all development is of a high standard of design and policy ES6 seeks to ensure that new development contributes positively to the character of the villages.

DESIGN AND VISUAL AMENITY

The proposals represent internal alterations to the layout of the dwelling. The only external alterations are the removal of a garage door and its replacement with brickwork and a single window. The proportions of the window match those at first floor and the appearance of the dwelling will not be adversely affected by the proposals. The proposed internal alterations and new window on the front elevation would be classed as permitted development.

There will be no adverse impact on the character of the area as a result of the proposals which complies with D DM1 and D DM4 of the Arun Local Plan and policies ES5 and ES6 of the Neighbourhood Plan.

RESIDENTIAL AMENITY

As the proposals relate only to internal alterations with no additional floorspace created, there will be no impact on the residential amenity of the area.

The development is considered to be in accordance with D DM1 and D DM4 of the Arun Local Plan and policies ES5 and ES6 of the Neighbourhood Plan.

PARKING

The proposal involves the loss of a garage but retains space for two vehicles to park off-street which would accord with the guidance in Arun's adopted Parking Standards. There is also ample on-street parking available.

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:

01B Block Plan
02A Existing Plans
03A Proposed Plans
04 Existing Elevations
05 Proposed Elevations

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

Reason: In the interests of amenity in accordance with policies D DM1 of the Arun Local Plan.

- 4 **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.