

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

REF NO: CM/14/26/HH

LOCATION: Orchard Cottage
Yapton Road
Climping
BN17 5RU

PROPOSAL: Single storey extension. New porch. Replacement of garages with storage containers. Lean-to carport to existing storage container.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Climping Parish Council - No response received.

No representations received from nearby occupiers.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site includes a detached, single storey dwelling with twin garages and an existing storage container in the front garden. The proposal seeks planning permission for a single storey rear extension, a new porch, a lean-to car port attached to an existing storage container and replacement of the existing garages with two storage containers.

The rear extension would have a depth of 5m to the southern flank, and 4m to the northern flank and have a width of 7.6m. Although the extension exceeds advice in the Arun Design Guide (ADG) in terms of a maximum depth of 3.3m, the extension would retain policy compliant amenity space to the

east and south. The extension would have a flat roof and would include a skylight; currently there is no flat roof form exhibited on the host dwelling, however the garages at the front of the site do have flat roofs, as do neighbouring garages and extensions. Notwithstanding this, given the siting of the extension to the rear of the dwelling, the proposed single storey rear extension would not result in harm to visual amenity.

Similarly, the porch proposed on the south elevation would also include a flat roof. While the porch accords with ADG guidance in terms of depth and width, flat roof porches are generally avoided in order to avoid a "bolt on" appearance. Given the screening at the front of the site (mature planting) and the distance from the highway, the proposed front porch would not result in harm to design or visual amenity in accordance with Arun Local Plan policies D DM1 and D DM4.

The lean-to car port extension is already in situ, adjacent to the storage container. Built to a maximum height of 2.6m, with a shallow pitched flat roof, the lean-to is a lightweight, unimposing structure. Measuring 3m X 6m, the car port would accommodate a policy compliant parking space, as per the Arun Parking Standards and ADG. Considering the extensive natural screening at the front and side of the property and subservient appearance, the car port has not resulted in harm to visual amenity.

The garages, sited in the south western corner of the site, are proposed for removal, to be replaced with two 20ft storage containers. The garages currently in situ are not readily viewable from the public realm. During a site visit, they were only visible from the entrance gates, which are set back from the highway by approximately 3m. The storage containers would appear incongruous with built form in the locality, characterised by a mixture of single and two storey dwellings with either render or traditional brickwork with tiled roofs, contributing to the semi-rural character of the area. However, given the existing storage container on-site, the mature natural screening and siting of the containers away from neighbouring dwellings, the proposal would not result in undue harm to design or visual amenity.

Notwithstanding the above, given the scale of the proposed storage containers, it is reasonable to attach a condition to this planning permission to ensure the storage containers remain ancillary to the host dwelling, and are not used as a separate unit of accommodation or for a commercial use.

The proposal is broadly in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The rear extension would be set down from the ridge of the host dwelling and set in from the northern site boundary by 3.2m. Given its siting at the rear of the dwelling, modest size and distance from the northerly neighbour, the extension would not result in any undue overshadowing or overbearing impacts.

Similarly, the porch would be modest in size and set centrally within the site, away from neighbours and the highway, therefore would have no impact in regard to overbearing and overshadowing.

The rear extension and porch would offer views of the front and rear gardens only, offering views of the front and rear gardens only, both of which would be achievable from the existing dwelling. Therefore, there would be no harm to neighbouring amenity by way of overlooking.

The car port has fenestration on both the northeast and southeast elevations offering views of the garden only, resulting in no harm by way of overlooking. Similarly, given that the car port is set centrally within the site and no higher than the container it adjoins, there would be no undue overbearing or overshadowing impacts.

The existing garages differ in height by approximately 0.3m. Existing plans have not been provided,

however the storage containers proposed as replacements would be 2.6m in height, approximately the same height as the larger of the two garages. Considering this, and the fact the two garages would be of no greater footprint than the two garages, there would be no impact by way of overbearing or overshadowing.

The proposal is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

SUMMARY

The proposal is in accordance with relevant local plan policies and is therefore 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

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 24 01 01
Proposed Plans and Elevations 24 01 03
Proposed Outbuilding Plans and Elevations 24 01 01
Biodiversity Enhancement Statement

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The storage containers hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Orchard Cottage, Yapton Road, and shall not be used as a separate unit of accommodation or for commercial purposes.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 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 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 NPPF.