

Recommendation Report for Planning Permission

REF NO: CM/1/12/

LOCATION: Adjacent to Poole Place
Grevatts Lane
Climping

PROPOSAL: Proposed new three bedroom chalet bungalow annexe to main dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approx. 2.2 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	Some trees will require removal and pruning, however none of these are considered to be of any significance.
BOUNDARY TREATMENT	Various mature hedging enclosing the site, supplemented by wire mesh fencing to the south, east and west boundaries.
SITE CHARACTERISTICS	Traditional detached, 2 1/2 storey dwelling with red brick elevations at ground floor level and hanging tiles above. Hipped red tiled roof. Lead roof dormer to rear roof slope. 2No. timber outbuildings (to be removed), summerhouse and shed to the south. Large curtilage.
CHARACTER OF LOCALITY	Dwelling sited at the end of a rural track with the foreshore to the immediate south of the site. Woodland to the north and arable fields to the east and west.

RELEVANT SITE HISTORY

CM/17/90	Outline Application for replacement of the single storey thatched garage/potting shed building with a two storey building consisting of double garage and workshop at ground level with caretakers flat above.	Withdrawn 30-05-1991
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REPRESENTATIONS

Representations received:

Climping Parish Council
No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary
Strategic Gap

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	AREA10	Strategic Gaps

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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POLICY COMMENTARY

PLANNING

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that it would result in a large self contained unit of accommodation being sited outside of the defined built-up area boundary and within the Littlehampton to Middleton-On-Sea Strategic gap.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposed application seeks permission for the construction of a detached 2 storey annexe building. The site is located outside of the defined built-up area boundary and within the Littlehampton to Middleton-on-Sea Strategic Gap in which there is strict control over the form of any new development and isolated homes within the countryside must be avoided.

The new building would replace existing outbuildings with what appears as a 2 storey three bed

dwelling given that the accommodation proposed comprises of; 3 bedrooms and 2 bathrooms at 1st floor level and a kitchen, dining room, utility room and lounge at ground floor level. The proposed building therefore appears as a completely separate residential dwelling which is set away from the existing property. An annexe, which is applied for under this current application, is in any definition a supplementary building or structure. In this case the proposal does not appear as such, but as a separate residential property which does relate in anyway to the existing dwelling as an ancillary form of accommodation.

In addition to the unacceptable principle of the development, the design is also undesirable. The design in no way relates to the appearance of the existing building, further highlighting the lack of subservience and integration of the annexe accommodation.

As such the proposal would result in the construction of a detached residential building which is not ancillary to the host building. This together with the unsympathetic design proposed for the new building means that it is recommended that the application be refused for the following reason:

HUMAN RIGHTS ACT

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 (insert number and description), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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 (negative, Neutral or positive) 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).

RECOMMENDATION

REFUSE

- 1 The site lies in a rural area and the proposal, which does not result in an ancillary form of annexe accommodation, conflicts with policies GEN2, GEN3, AREA10 of the Arun

District Local Plan which seeks to protect the countryside, safeguard agricultural land, and ensure that the amount of land taken for development is kept to a minimum, consistent with the provision of high quality and adequate space within the built environment and to resist the consolidation of linear or sporadic development.

- 2 The scale of the building is also tantamount to a new dwelling given the accommodation provided; this coupled with the unsympathetic design that does not respect the host dwelling would result in the construction of a separate three bedroom dwelling and is therefore contrary to policies GEN3, GEN7 of Arun District Local Plan and Paragraphs 63 and 64 of the National Planning Policy Framework.