

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

REF NO: EG/74/18/HH

LOCATION: 3 Downview Road
Barnham
PO22 0EE

PROPOSAL: Replace existing block concrete garage with wooden 'log cabin' style garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks planning permission for the replacement of an existing block concrete garage with a wooden 'log cabin' style garage. The proposed garage will measure approximately 8.5m in length, 3.5m in width and be built to a proposed height of 3.2m.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Eastergate Parish Council: No response received from Eastergate Parish Council.

No representations received from nearby occupiers.

CONSULTATIONS

Southern Water Planning
Engineers (Drainage)
Engineering Services Manager

CONSULTATION RESPONSES RECEIVED:

Southern Water: No objection received from Southern Water.

Drainage Engineer response: Requested a standard condition ENG2B be included, however, it is not considered that a drainage condition is necessary as the proposed garage is a replacement and of modest design.

POLICY CONTEXT

Designation applicable to site:
Lidsey Drainage Catchment area.
Area of character
Built up area boundary.

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
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
HERDM4	HER DM4 Areas of Special Character

[Barnham & Eastergate Neighbourhood Plan 2014](#)
[POLICY EE7](#)

Support and promote recreational and tourism activities

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the Built up area boundary where the principle of development is acceptable subject to accordance with the relevant development plan policies. As stated in SDSP2 the key policies considered are DDM1, DDM4 and HER DM4 and ES7 of the Barnham and Eastergate Neighbourhood Plan.

DESIGN AND VISUAL AMENITY

The proposed replacement detached garage is situated in the rear garden of the property, however will be visible in the street scene. Although visible from the street scene it is not considered to have any unacceptable adverse impacts on the spatial pattern of character of locality. The proposed detached garage is of single storey and due the size and location and is replacement of an already existing garage is considered a subservient addition to the host dwelling.

Policy HER DM4 of the Arun Local Plan has also been considered when assessing this application and as the proposed garage is a replacement of an already existing garage is considered not to have a negative impact to the Area of Character.

RESIDENTIAL AMENITY

The proposed replacement detached garage will be sited in the rear garden and will be positioned on the Northern boundary. The proposed garage will be a proposed length of 8.5m, width of 3.5m and be built to a height of 3.2m.

There is a separation distance of 30m to the Eastern boundary, 38m to the western boundary and 14m to the Southern boundary. Given the distance from the garage to the boundaries it is not considered to give rise to any harm to adjoining occupiers due to loss of privacy or outlook. There are proposed garage doors opening onto the Northern boundary, a window facing out onto the Southern boundary and proposed double doors and 2No. windows looking out on to the Western boundary. The proposal by virtue of its single storey construction and the large separation distance between the proposal and the boundaries it is not considered to give rise to any unacceptable adverse overbearing, overshadowing and overlooking impacts upon the neighbouring residential amenity and therefore in accordance with policies DDM1 and DDM4 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 1:500, Garage/workshop Specifications 1:50, Garage / Workshop Elevations 1:50.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 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.