

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

REF NO: EP/104/25/HH

LOCATION: 7 North Lane
East Preston
BN16 1BN

PROPOSAL: Self contained car port.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

EP/93/20/HH	Erection of a outbuilding for use as a garden store.	ApproveConditionally 21-10-20
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REPRESENTATIONS

East Preston Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high ground water.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
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PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a two storey detached dwelling located at 7 North Lane, East Preston.

The proposal seeks permission for the construction of a self contained car port to the front/side of the dwelling. The car port would measure approximately 3m in width and 5.3m in depth and would be positioned adjacent to the south eastern side boundary, with a separation distance of approximately 1.3m from the host dwelling.

The proposed structure would have a maximum roof height of 3.6m and an eaves height of 2.1m. It would incorporate a pitched roof form finished in clay tiles to match the host dwelling, together with an oak frame and black infill detailing to reflect the appearance of the existing dwelling. The side elevations would be finished in timber boarding, similar in appearance to the existing outbuilding. These design features would ensure the proposal is visually cohesive and well integrated with the host dwelling.

Although the car port would be minimally set back from the principal elevation of the host dwelling, contrary to Section M of the Arun Design Guide, this minor deviation would not result in any harm to the character or visual appearance of the property.

Due to its sitting, the proposal would be visible within the street scene. However, given its modest scale, sympathetic design, and the existing site context, which includes an outbuilding and a mature tree, the proposal would not appear unduly prominent or visually intrusive. The development would not adversely affect the character or appearance of the surrounding area and would be finished in materials that match or closely resemble those of the host dwelling, in accordance with policy D DM1 of the ALP.

In summary, the proposed development would not result in harm to the visual amenity of the host dwelling or the surrounding area and the proposal is therefore in accordance with policy D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed car port would be located to the south east of the host dwelling and set back 7.8m from the highway. The nearest neighbouring property is situated to the south east at a distance of approximately 4m, separated from the application site by an access road. Given the spacing maintained between the car port and the neighbour to the south east, the proposal would not result in overbearing or overshadowing impacts to this neighbour.

Due to the siting of the proposal, it would not be visible from the neighbouring property to the west. Consequently, the development would not result in any overbearing or overshadowing impacts to the neighbour to the west.

The southern elevation of the proposal would remain open to facilitate vehicle access and would overlook the front amenity space of the host dwelling. The proposed car port would not give rise to overlooking of neighbouring properties and would therefore not result in any loss of privacy. Overall, the proposal would not cause harm to neighbouring residential amenity in terms of overbearing, overshadowing, or overlooking. The development is therefore in accordance with Arun Local Plan policy D DM1 and the Arun Design Guide (ADG).

PARKING

The application site is located within Parking Zone 2. In accordance with the Arun Parking Standards, a

five bedroom dwelling is required to provide three parking spaces. It is noted that the proposed car port would not meet the best practice minimum internal dimensions for garages or car ports. The ADG states that parking spaces should measure at least 6m by 3m internally in order to qualify as a parking space.

Notwithstanding this, sufficient parking is available within the forecourt of the property to accommodate at least three vehicles. As such, the proposal would continue to comply with the parking requirements set out in the Arun Parking Standards.

SUMMARY

The proposed development is in accordance with relevant Development Plan 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

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:

- Site Plans 010
- Floor Plan and Elevations 011

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

- 3 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).

- 4 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 National Planning Policy Framework.