

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

REF NO: EP/123/25/HH

LOCATION: 4 Beechlands Close  
East Preston  
BN16 1JT

PROPOSAL: Demolition of single garage and erection of a single storey annexe building.

## SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

## RELEVANT SITE HISTORY

|              |                                                                                                                                                                              |                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| EP/64/25/HH  | Demolition of existing single garage and construction of double garage.                                                                                                      | ApproveConditionally<br>11-09-25                         |
| EP/101/22/PL | 1 No dwelling house (resubmission following EP/157/21/PL). This application is in CIL Zone 4 and is CIL Liable as new dwelling.                                              | Refused<br>20-10-22<br><br>Appeal: Dismissed<br>03-07-23 |
| EP/157/21/PL | Erection of 1 No 2 bed, 3 person dwelling (resubmission following EP/69/21/PL). This site is in CIL Zone 4 and is CIL liable as new dwelling.                                | Refused<br>20-01-22<br><br>Appeal: Dismissed<br>09-03-23 |
| EP/69/21/PL  | 1 No. 3-bed bungalow (resubmission following EP/10/21/PL). This site is in CIL Zone 4 & is CIL Liable as new dwelling.                                                       | Refused<br>02-08-21                                      |
| EP/10/21/PL  | Demolition of an existing garage & erection of 2 No. 2 bed dwellings (resubmission following EP/115/20/PL). This site is in CIL Zone 4 and is CIL Liable as dwellings.       | Refused<br>25-03-21<br><br>Appeal: Dismissed<br>18-02-22 |
| EP/115/20/PL | Side extension, loft conversion & detached garage to existing dwelling & erection of 2 No semi detached houses. This site is in CIL Zone 4 & is CIL Liable as new dwellings. | Refused<br>27-11-20                                      |

## REPRESENTATIONS

East Preston Parish Council- Objection:

- The Parish Council previously raised no objection to the earlier application for a garage on this land.
- They are concerned that the new proposal seeks to introduce accommodation on a site with a history of failed residential applications.
- While recognising the proposal is for an annex, they request that a condition be imposed ensuring it remains solely ancillary to 4 Beechlands Close in perpetuity and cannot be used as an independent dwelling.

1 letter of no objection has been received from nearby occupiers.

5 letters of objection have been received from nearby occupiers, summarized below:

- Parking would be reduced from 3 spaces to 2, contrary to the application form; concerns this does not meet ADC parking standards given the narrow cul-de-sac location.
- Montpelier Road is already heavily congested, and further pressure or construction traffic would worsen safety and access.
- Strong concerns about the annex being used as an independent dwelling or AirBnB despite previous restrictions prohibiting residential use on this site.
- Requests for a binding condition ensuring the annex remains ancillary to 4 Beechlands Close and cannot be used or rented as separate accommodation.
- Objections to any access being created from Montpelier Road.
- Multiple previous similar applications have been refused, and this proposal is seen as an attempt to reintroduce unacceptable residential use.
- The application uses land from both 4 Beechlands Close and the garden of Flat 18 Beechlands Court, creating confusion.
- Site notices were not displayed correctly on the affected land.
- The proposed building is considered too large for the plot, too close to pathways and neighbouring flats, causing loss of privacy.
- No clarity is provided on how the 2-3 ft level drop between gardens will be addressed.
- Design is not in keeping with the area and would harm the quiet character of the surroundings.
- Concerns about impact on elderly residents, school children using the route, and general residential amenity.
- Leaseholders only became aware late and requested clarity on the comment deadline.

## COMMENTS ON REPRESENTATIONS RECEIVED

All comments received have been noted and are addressed in the conclusion section of this report.

The proposed annexe hereby permitted would be subject to a condition restricting its occupation to purposes ancillary to the main dwelling, 4 Beechlands Close. The accommodation would therefore not be permitted to operate as an independent residential unit.

Site notices were displayed in accordance with the statutory requirements of the Town and Country Planning Act 1990 (as amended). Notices were placed in prominent locations, including on a lamp post at both the front and rear of the application site.

Concerns have been raised regarding potential access to the annexe via Beechlands Court. However, the proposal relates solely to the widening of the existing driveway accessed from Beechlands Close. No new or alternative vehicular access is proposed as part of this application.

The agent has confirmed that the garden land to the north of the application site remains within the same ownership as the host property.

## CONSULTATION RESPONSES RECEIVED:

None.

## POLICY CONTEXT

Within an area with potentially high groundwater levels.

## 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) |

[East Preston Neighbourhood Plan 2014 Policy 3](#) Design in Character Area Two

## PLANNING POLICY GUIDANCE:

|      |                                     |
|------|-------------------------------------|
| NPPG | National Planning Practice Guidance |
| NPPF | National Planning Policy Framework  |

## SUPPLEMENTARY POLICY GUIDANCE:

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

## CONCLUSIONS

### BACKGROUND

It is noted that a number of previous applications for the construction of one or two dwellings on this site have been refused and subsequently dismissed at appeal. However, the current proposal follows the grant of planning permission under reference EP/64/25/HH, which allowed for the demolition of the existing garage and the erection of a new double garage.

The structure now proposed would occupy the same position and share the same footprint as that previously approved.

It is also noted that the application does not seek permission for a new dwelling forming a separate residential unit. The annexe would remain ancillary to the host dwelling and the proposal would not include any subdivision of the application site. Access to the site would continue from Beechlands Close, with no changes proposed to the established arrangement.

### DESIGN AND VISUAL AMENITY

The application site comprises a detached bungalow with an existing single detached garage located to the east of the property at 4 Beechlands Close, East Preston.

The proposal seeks planning permission for the construction of a single storey annexe positioned to the east of the dwelling, partially replacing the existing garage. The annexe would measure approximately 7.2m in width, 7.6m in depth, with a ridge height of around 4.4m and an eaves height of 2.3m, aligning with the ridge height of the host dwelling. It would incorporate a pitched roof form finished in tiles to match the existing property, and brick facing materials consistent with the host dwelling, in accordance

with the Arun Design Guide (ADG).

Fenestration on the front (south) elevation would comprise a single entrance door flanked by a window and a separate three-pane window. The only additional opening would be on the rear (north) elevation, featuring French doors providing direct access to the garden serving the host dwelling, number 4 Beechlands Close.

While the annexe would be visible within the street scene, its pitched roof form reflects the established local character, with neighbouring properties also displaying similar roof profiles and front projections. The siting of the annexe, approximately 5.8m from the boundary with the neighbouring flats to the west, combined with screening provided from the public footpath by mature hedging to the east, would further reduce its visual prominence. Access to the annexe would continue to be via the established access from Beechlands Close, and the proposal would not result in an intensification of use of the site, given that the annexe would be an ancillary addition and would remain linked in use to the host dwelling. As such, the proposal would not result in harm to the character or appearance of the host dwelling, street scene, or the wider area.

Given the scale of the proposal, the annexe would be of an appropriate size for an ancillary annexe to the host dwelling. Moreover, the proposal would not include separate vehicle access, parking or amenity space provision, and a condition is attached to this planning permission to ensure the annexe remains ancillary to the host dwelling, to prevent its use as a separate unit of accommodation, which could otherwise result in over-intensive use of the site.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide.

#### RESIDENTIAL AMENITY

The proposed annexe would be set in approximately 11m from the southern (front) boundary, which fronts the highway, and no residential properties are located directly opposite. The structure would be located approximately 6m from the western (side) boundary and 5m from the northern (rear) boundary, with a public footpath separating the site from the eastern (side) boundary. Given these separation distances, coupled with the single storey form of the development, the proposal would not result in any undue overbearing, overshadowing, or loss of light to neighbouring dwellings.

The principal (south) elevation would face towards the private driveway and an existing boundary fence. These openings would not give rise to any harmful overlooking or loss of privacy. The rear (north) elevation would feature patio doors providing access to the private garden. Due to their ground floor sitting, and the separation created by the public pathway beyond, these openings would not result in any overlooking or privacy impacts to surrounding properties.

The development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG

#### PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards (APS), the dwelling is required to provide 2 parking spaces. The loss of the existing garage space to habitable accommodation would be acceptable as the proposed extended driveway to the front of the property could accommodate two vehicles. The existing single garage is not of an adequate depth or width (6m x 3m) to accommodate a vehicle, thus does not currently contribute to the on site parking provision. Therefore, the proposal would comply with the parking requirements set out in the APS.

**SUMMARY**

The proposal is in accordance with the relevant development plan policies. As such, it 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 CIL liable, therefore, developer contributions towards infrastructure will be required (dependent on any exemptions or relief that may apply).

**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 Plan 01a.
- Proposed Block Plan 04.
- Proposed Layouts and Elevations 03a.

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 The annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 4 Beechlands Close, and shall not be used as a separate unit of accommodation.

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 National Planning Policy Framework.