

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

REF NO: EP/140/20/HH

LOCATION: Shore House
Seafield Road
East Preston
BN16 1NA

PROPOSAL: Integral garage conversion including alterations to front and rear elevations

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to convert the garage to habitable use, including alterations to the front and rear elevations.

RELEVANT SITE HISTORY

EP/34/16/PL	Detached garage & associated landscaping.	ApproveConditionally 25-05-16
EP/71/15/PL	Demolition of existing house & garage, replace with 1 No. dwelling with integral garage including alterations to roof, windows & the erections of a boat shed (Amendment to planning permission EP/182/14/PL).	ApproveConditionally 27-08-15
EP/182/14/PL	Demolition of existing dwelling & garage & replacement with 1 No dwelling with integral garage (Re-submission following EP/134/14/PL)	ApproveConditionally 05-02-15

REPRESENTATIONS

Parish Council - No objection.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

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)
DSP1	D SP1 Design

East Preston Neighbourhood Plan 2014 Policy 1	Housing - General Principles
East Preston Neighbourhood Plan 2014 Policy 2	Design in Character Area One

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan. Additionally, Policy 1 and 2 of the East Preston Neighbourhood Development Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy 1 of the East Preston Neighbourhood Development Plan sets out general principles for development within the Parish. Part (i) relates to the scale, density, massing, height, landscape design, layout and materials of development proposals, and how proposals must reflect and enhance the established character of the area.

Policy 2 of the East Preston Neighbourhood Development Plan sets out the criteria for development within Character Area One. These ensure that proposals preserve the character of the street scene, and resist any increases in density that would alter this character. It also seeks to avoid apartment block development, and protect the view from the beach.

DESIGN AND VISUAL AMENITY

The development is considered to have an acceptable impact upon the character of the area. The majority of the alterations are internal, and the main visual change will be that the aspect of the building that faces the street scene will have alterations to its fenestration. This is because the garage door will be bricked up, and replaced with a window and door. Whilst this would be a unique feature within locality, however, it is not considered so significant a change that it should be refused.

The proposed development is considered to be in accordance with policies D DM1, D DM4(a) and (b) of the Arun Local Plan, as a result of the modest scale and design of the development.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development incorporates no physical changes that have a significantly unacceptable overshadowing, overlooking or overbearing impact on occupiers of adjacent dwellings. Therefore, the proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

PARKING

The proposed development converts the existing garage to be used as habitable accommodation. Therefore, it is considered to result in a decrease in the amount of parking within the residential curtilage. However, there is a driveway, with space for two cars within the boundary of the application site. Therefore, it is considered that the proposed development will not result in a harmful impact on local road safety, resultant of potential increase in parking within the locality.

FLOOD RISK

The proposed development has an identified flood risk as a result of its siting, and as such, a flood risk assessment was submitted as part of the proposed development. The conclusion of this assessment is that the proposal will have a minimal impact upon this and not result in a future flood risk.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

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.

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:

- Proposed Garage Conversion & Internal Alterations - AR-149-01 - Oct 2020

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