

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

REF NO: EP/76/25/HH

LOCATION: 7 Meadow Park
East Preston
BN16 1EG

PROPOSAL: Conversion of the existing garage to an annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection on the basis that a Condition to ensure the converted garage is only ever used as ancillary to the main dwelling.

1 letter of support from the National Annexe Planning Consultancy (NAPC).

No presentations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built Up Boundary Area.

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
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[East Preston Neighbourhood Plan 2014 Policy 1](#) Housing - General Principles

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached dwelling located at 7 Meadow Park. This application seeks planning permission for the conversion of an existing garage to an annexe. The garage is sited to the front (south) of the host dwelling and is visible from the street scene.

The proposed garage conversion to an annexe would maintain an existing width of approximately 5.6m and an existing depth of approximately 5.7m. The annexe would maintain an existing pitched roof with a maximum height of 4.8m. The proposed development would not alter the existing garage footprint.

The proposed garage conversion to an annexe would maintain the existing brick and flint and grey roof tiles, whilst the side (west) elevation would be clad in dark composite weather board to replace the garage doors.

Fenestration is proposed to the western flank elevation of the proposed garage conversion replacing one of the existing garage doors with a single entrance door flanked by a three-casement window, whilst the second garage door would be replaced with a single obscured glass window serving a shower room. Fenestration to the rear (north) elevation would include a single obscurely glazed window to a kitchenette area. The proposed fenestration would be brown UPVC for the windows and white UPVC for the single entrance door.

The use of materials would ensure the proposed garage conversion integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4, the Arun Design Guide (ADG) and policy 1 of the East Preston Neighbourhood Plan (EPNP).

It is noted that whilst the proposed garage conversion to an annexe would have its own entrance (west elevation). To ensure the annexe remains ancillary to the host dwelling, a condition is attached to this planning permission to prevent its use as a separate unit of accommodation, as the subdivision of the site would not be appropriate in this location.

The proposed garage conversion to an annexe would remain subservient to the main dwelling house. The proposal would not result in any harm to visual amenity, character or appearance of the host dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and policy 1 of the East Preston Neighbourhood Plan (EPNP).

NEIGHBOURING RESIDENTIAL AMENITY

The proposed garage conversion would maintain its existing depth, width and height and would not result in any additional overbearing or overshadowing impacts to the neighbouring dwellings.

The existing garage is located approximately 8.8m from the neighbouring boundary (west) and there is an existing high boundary treatment to the neighbouring east dwelling.

The proposed garage conversion would include the replacement of the existing garage doors with a standard entrance door and windows to the front (western) elevation and a single window to the northern elevation.

The proposed fenestration (west) would have an outlook across the front amenity space serving the host dwelling and the proposed fenestration (north) would have an outlook of the host dwelling. The proposed garage conversion would not result in overlooking to the neighbouring dwellings.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

CIL

It is acknowledged that the submitted plan indicates there may be a small kitchenette area within the proposed annexe. The applicant has confirmed in writing that they are not seeking to install a kitchen within the converted garage. The applicant is advised that if they were to install a kitchen, and the converted garage became more than an annexe type accommodation, this may alter the CIL requirements for the development.

PARKING

The proposal requires changes to current parking availability. The Arun Parking Standards requires dwellings of four or more bedrooms to provide three parking spaces. The proposal would result in the loss of two parking spaces within the existing garage, however it is noted that the front amenity to the host dwelling provides adequate parking space for three vehicles, with an approximate width of 13.5m from the southern boundary. Therefore, the proposed garage conversion does not reduce existing off-street parking provision to an unacceptable level, and consequently a condition to secure additional parking is not required in this case. The proposal would 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 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:

Existing Survey Drawing 01A (includes Location Plan).
Proposed Drawing 02A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

3 The proposal hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 7 Meadow Park as an annexe 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.