

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

REF NO: EP/86/25/HH

LOCATION: 11 Hillview Crescent
East Preston

PROPOSAL: Erection of single storey detached outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

East Preston Parish Council - No objection on the basis that a condition be applied to any planning permission granted ensuring the outbuilding is only ever used as ancillary to the main dwelling.

No representations 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
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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 semi-detached bungalow located at 11 Hillview Crescent. This application seeks planning permission for the demolition of the existing garage and the construction of a detached outbuilding.

The proposed single storey detached outbuilding would be sited to the southern side boundary of the

rear garden serving the dwelling, partly replacing the existing garage. Some views of the outbuilding would be available from the street scene.

The proposed single storey detached outbuilding would increase the footprint of the existing garage by approximately 1.5m to 3.75m in width and by approximately 2.6m to 7.5m in depth, similar to the scale and siting of the neighbouring property's detached outbuilding. It is noted that it would be in keeping within the overall character of a locality in terms of scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features and would therefore be in accordance with Arun Local Plan policy D DM1.

The proposed outbuilding would have a flat roof with an approximate height of 3m, containing two rooflights with an approximate maximum height of 3.1m. The rooflights would be in accordance with Part M of the Arun Design Guide (ADG) as it would maintain the privacy of the neighbouring properties.

The proposed single storey detached outbuilding would be finished with smooth render to match the host dwelling and the flat roof would be finished with felt. Fenestration to the front (east) elevation would comprise of a single UPVC glazed door and single UPVC glazed window. Fenestration to the side (north) would comprise of a UPVC single glazed window and a new double UPVC door. Fenestration to the rear (west) would comprise of a three-casement UPVC glazed window.

The use of materials would ensure the proposed single storey detached outbuilding integrates appropriately with the host dwelling and preserves its character, in accordance with Arun Local Plan policy D DM1 and the ADG.

It is noted that the proposed single storey detached outbuilding would have its own entrance to the front (east) elevation and the submitted plans indicate that the outbuilding would be used as a gym and hobbies room and would remain ancillary to the host dwelling. Given the footprint of the outbuilding, it is reasonable to attach a condition to this planning permission to require the outbuilding to remain ancillary to the host dwelling, thereby avoiding any future subdivision from the main dwelling.

The proposed development would not result in harm and preserves its character, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed single storey detached outbuilding would be constructed adjacent to the southern side boundary within close proximity to neighbouring dwelling's garage. The proposed outbuilding would not extend significantly beyond the neighbouring dwelling's garage and given the existing high boundary treatment the proposed outbuilding would not result in overbearing or overshadowing impacts to the neighbour to the south.

The proposed single storey detached outbuilding would be set in approximately 6.3m from the northern side boundary and would not result in any overbearing or overshadowing to the neighbouring dwelling, and approximately 11.7m from the rear boundary which adjoins a garage complex and would not result in any overbearing or overshadowing to neighbouring properties.

Fenestration is proposed within the front, northern and western elevations of the outbuilding. Given the existing high level boundary treatment and the siting of the proposed fenestration, the proposed outbuilding would not result in any overlooking to neighbouring properties.

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.

PARKING

Part I of the ADG requires dwellings of one to three bedrooms to provide two parking spaces. Although the garage space would be lost to facilitate the proposed single storey detached outbuilding, with its existing depth of 4.9m and width of 2.4m, the existing garage fails to meet the current parking space standards of 3m width and 6m depth. Therefore, there is no loss of parking and the proposal would not reduce existing off-street parking provision 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:

Location Plan, Existing and Proposed Block Plans 25/5057/1.

Proposed Floor Plan, Elevations, Section and Roof Plan 25/5057/2.

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 single storey detached outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 11 Hillview Crescent, 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.