

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

REF NO: FG/26/25/HH

LOCATION: 8A South Drive
Ferring
BN12 5QS

PROPOSAL: Garage conversion into self contained annex.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FG/110/80	Double Garage	ApproveConditionally 13-08-80
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REPRESENTATIONS

Ferring Parish Council - Objection:
 - Concerns for potential commercial use.
 - Concerns for parking implications due to the conversion of the garage.

Ferring Conservation Group - Objection:
 - Concerns over lack of design integration.
 - Concerns about parking implications.
 - Request restrictive conditions pertaining to the use of the annexe in the event of an approval.

CONSULTATION RESPONSES RECEIVED:

None.

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)
TSP1	T SP1 Transport and Development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS**PRINCIPLE**

The proposal is for the conversion of a double garage on a residential plot into habitable use with minor associated extensions and fenestration alterations. The converted garage is to be self-contained and used ancillary to the main dwelling. As the works pertain wholly to an existing dwelling and predominantly existing built form, the principle is acceptable.

CHARACTER & DESIGN

The conversion of the double garage would not result in any significant increase in footprint, and only a minor increase in height of approx. 0.5m. The elevations would maintain matching materials to the host dwelling and the only significant external change noticeable from the public realm would be the replacement of the double garage door with 2 No. windows.

The presence of the intervening single garage between the proposed annexe and the openings of the main dwelling, would result in some visual disconnect between the more domestic appearance of the annexe and the main dwelling as garages are typically associated with the edge of a residential unit. However, the disconnect would not represent any significant harm and is not a reason for refusal.

The proposal would remain subservient and sufficiently integrated with the host dwelling and remains in character with the host unit.

The proposal would not result in visual impacts to the street, or conflict with the existing unit, to any degree that they would conflict with policies D DM1 & D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

Owing to the limited increase in scale and form, in addition to the separation from neighbouring properties and shared site boundary treatment, the proposal would have no adverse overbearing, overshadowing, or overlooking impacts on any neighbouring properties.

Some concern has been raised about the potential for future commercial use. Clarification of the ancillary nature of the proposal has been provided, and conditions have been attached to ensure the proposal remains in ancillary use to the main dwelling and its occupiers. The limited additional occupancy of the proposed annexe and the existing lawful use of the plot as a residential unit gives no cause for concern pertaining to noise generation.

The proposal is in accordance with Policies D DM1 & D DM4 of the Arun Local Plan.

PARKING

The proposal involves the conversion of an existing double garage into habitable space. The wider area has limited capacity for vehicle parking alongside various restrictions along private roads. Currently, the site serves a 4 No. bedroom dwelling, and it features a modest driveway that is approx. 5.5m in depth and 8.5m in width. The driveway would provide capacity to park 3 No. vehicles subject to manoeuvring on and off the site through the access, which is not anticipated to be a concern given the private cul-de-sac nature of this section of the road and that the access is relatively wide.

The loss of the double garage and the additional occupancy has been raised as a concern with respects

parking provisions on site. It is understood, following the submission of photographic evidence, that the double garage is not used for vehicular parking at present and has not been for some time. Therefore, its conversion would not displace the vehicles of any current occupiers. Additionally, a 4+ No. Bedroom dwelling within this area is required to provide 3 No. car parking spaces in line with the Arun Parking Standards, which would be retained and is achieved.

It is also noted that the conversion of the garage to habitable space alone, would not likely require planning permission.

The proposal is in accordance with the Arun Parking Standards and Policy T SP1 of the Arun Local Plan.

SUMMARY

The proposal is in accordance with relevant Development Plan policies and 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

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:

- 'Garage Conversion' Proposed Plans & Elevations PL1 (Dated:07/11/2024).

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

3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of '8A South Drive, Ferring, West Sussex, BN12 5QS' as a dwelling 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 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.