

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

REF NO: FG/72/26/HH

LOCATION: 160 Littlehampton Road
Ferring
BN12 6PH

PROPOSAL: Proposed detached triple garage and extended driveway.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Ferring Parish Council- Objection summarized:

- The proposed garage would be excessively dominant due to its size, height and siting close to the front boundary.
- Positioned only 1 metre from the front boundary, the garage would be a visually prominent and obtrusive feature within the street scene.
- Its substantial footprint and steeply pitched roof would harm the existing spatial character and appearance of the area.
- The scale, height and location of the garage would result in an undue visual impact when viewed from the road.
- No nearby garages are located as close to the front boundary, with surrounding examples generally set further back and designed with lower roof pitches.
- The proposal is therefore considered to have an unacceptable impact on the character and appearance of the area and should be refused.

No representations were received from nearby occupiers

OFFICER COMMENTS

Comments noted and addressed in the Conclusions section.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high ground water.
Built-Up Area Boundary.
Flood Zones 2 and 3

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a detached two-storey dwelling. Planning permission is sought for the erection of a triple garage and an extension to the existing driveway.

The garage would measure approximately 9.4m in width and 6.3m in depth. It would feature a hipped roof form with a central ridge with a maximum height of approximately 5.1m and an eaves height of 2.3m. The building would include three garage doors on the front (south) elevation and an access door on the side (east) elevation. External materials would comprise facing brickwork and plain concrete roof tiles to match the host dwelling, ensuring visual integration in accordance with the Arun Design Guide (ADG).

The proposal also includes the extension of the existing permeable block-paved driveway to serve the garage. As the materials and appearance would match the existing surfacing, the additional hardstanding would integrate satisfactorily with the site and would not appear incongruous and would be acceptable.

The garage would be located forward of the principal elevation of the dwelling and approximately 1m from the front boundary, resulting in a prominent position within the street scene. Whilst highly visible, the structure would be partially screened by the existing boundary wall, which would assist in softening its visual impact.

The ADG advises that development should avoid disrupting the established rhythm and building line of a street and should generally reflect the scale of surrounding buildings. In this case, although the proposed garage would introduce some harm to the character and appearance of the street scene due to its scale and prominence, the host dwelling itself is substantial in size and occupies a generous plot with a large front garden. As a result, the garage would remain proportionate to the dwelling and would sit comfortably within its spacious front garden. Any identified harm to visual amenity would be limited and would not be sufficient to warrant refusal of the application.

An objection has been received regarding the impact of the proposal on the character of the area, including the absence of similar garages adjacent to front boundaries. However, a garage of comparable scale was previously allowed by an Inspector at appeal at a neighbouring property, which is a material consideration. The Inspector raised no objection in principle to the siting of a detached outbuilding within a front garden in terms of its effect on local character. Taking this into account, the proposal would not result in demonstrable harm to the character or appearance of the host dwelling, the street scene, or the wider area, and would be in accordance with Arun Local Plan (ALP) policy D DM1.

RESIDENTIAL AMENITY

The proposed garage would be positioned approximately 1m from both the front (north) and eastern side boundaries, and approximately 9m from the western boundary. Given its siting within the front garden, the nearest neighbouring dwelling would be approximately 21m away. Whilst the garage would be relatively large in scale, its separation from neighbouring residential properties would ensure that it would not give rise to unacceptable overshadowing or overbearing impacts.

The building would contain only garage doors and a single access door, with no windows proposed. Consequently, the development would not result in overlooking or loss of privacy of neighbouring occupiers.

The proposal would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1, D DM4 and the ADG.

FLOOD RISK

The application site is partially affected by flood risk, with the rear section of the garden falling within Flood Zones 2 and 3. However, the existing dwelling and the areas proposed for development are located outside of the identified flood zones. As the garage would not be built in an area at risk of flooding, the development would not increase flood risk either on the site or elsewhere. The proposal is therefore in accordance with ALP policy W DM2.

SUMMARY

The 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 drawings:

- Location Plan.
- Block Plan.
- Proposed Elevation, Floor, Roof and Section Plan Rev A.

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 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).

- 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.