

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

REF NO: FP/126/25/HH

LOCATION: 2 Stanhorn Grove
Felpham
PO22 8FP

PROPOSAL: Conversion of detached garage to form annexe.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Felpham Parish Council- Objection

- Does not comply with national minimum space standards in the UK.
- Insufficient parking on site.
- Scale bars do not scale.

1 letter of support received on behalf of the National Annexe Planning Consultancy (NAPC).

No presentations received from nearby occupiers.

Comments noted.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.
Flood Zones 2 and 3.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

BACKGROUND

Permission reference FP/128/09 was granted on the 3 December 09 and included conditions 14 and 23 in relation to a restriction on garage use. As such, planning permission is required for the conversion of the garage.

DESIGN AND VISUAL AMENITY

The application site comprises a two storey detached dwelling with an existing detached garage located to the front, along Stanhorn Grove.

The detached garage is positioned to the east (front) of the host dwelling and is visible from the street scene. The proposal seeks to convert the garage into habitable accommodation, including alterations to fenestration. Specifically, the existing side (west) door would be removed; the rear (north) elevation would feature new sliding doors and a window; and the front (south) elevation would include the removal of the garage doors and the installation of an entrance door flanked by two windows. The existing rooflights and side (east) window would remain unchanged.

Due to the presence of existing roof windows, the garage already has a domestic appearance, and the proposed external changes would not be visually prominent within the street scene. Additionally, the garage is screened by a hedgerow to the side and trees to the rear. The proposed works would therefore not result in harm to the character or appearance of the host dwelling, street scene, or the wider area.

The Arun Design Guide advises that internal spaces should meet the Nationally Described Space Standards (NDSS) to ensure suitability for current and future occupants. An objection was received citing concerns over insufficient internal space. NDSS sets a minimum Gross Internal Area of 39 square metres for a one-bedroom dwelling with a bathroom. The proposed annexe would provide approximately 40 square metres, thereby complying with NDSS, the Arun Design Guide, and Local Plan Policy D DM2.

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, which could otherwise result in over-intensive use of the site.

The proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

RESIDENTIAL AMENITY

The proposed garage conversion would include the replacement of the existing garage door with a standard entrance door and it would introduce additional windows to the south elevation. Further fenestration changes include patio doors and a window to the north elevation, and the removal of a door to the west elevation.

The new rear (north) fenestration would overlook the existing garden amenity space which currently serves the host dwelling. This arrangement would not result in overlooking. The additional fenestration to the front (south) would not directly face neighbouring dwellings and are partially screened by mature vegetation.

The garage is located approximately 16m from the nearest neighbour to the south and 14m from the

highway. No other neighbouring properties would be affected. As such, the proposal would not result in overshadowing or overbearing impacts to neighbouring properties.

The proposed development is in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards, the dwelling is required to provide 3 parking spaces. Although the garage space would be lost to habitable use, the existing driveway to the front of the property can accommodate three vehicles. Therefore, the proposal would comply with the parking requirements set out in the Arun Parking Standards.

FLOOD RISK

Part of the rear of the application site is located within Flood Zones 2 and 3. However, it is noted that only a very small section of the existing garage falls within Flood Zone 2. The proposed works are limited to internal alterations and would not change the building footprint. As such, the development would not increase flood risk either on-site or elsewhere within the District.

SUMMARY

The proposal is in accordance with the relevant development plan policies. 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 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 and Block Plans, Proposed Floor Plan and Elevations Sheet 1 of 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 annexe hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of '2 Stanhorn Grove, Felpham ' 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 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.