

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

REF NO: FP/197/21/HH

LOCATION: 15 Vicarage Lane
Felpham
PO22 7DZ

PROPOSAL: Detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a single storey detached garage.

RELEVANT SITE HISTORY

EP/17/92	Single storey rear extension and additional vehicular access	ApproveConditionally 24-04-92
FP/88/20/T	Fell 1 No. Turkey Oak tree.	ApproveConditionally 16-07-20

REPRESENTATIONS

Felpham Parish Council provided no objection.

No representation received from nearby occupiers.

The application was re-advertised due to amended plans. The parish provided further comments stating they had no objection to the revised plans.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Built up area boundary.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

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**PRINCIPLE**

The key policies considered are D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

Felpham has a made Neighbourhood Plan with policy ESD1 of relevance to the application.

DESIGN AND VISUAL AMENITY

The proposal is located to the rear of the property and retains 34m to the front boundary. As such, views are limited.

The garage will be relatively large as it is to house a campervan. The garage has although been reduced in height with amended plans and appears appropriate in scale and does not appear as an overdevelopment upon the site.

Its external elevations will match that of the host dwelling and the roof will feature a 'living' sedum roof which help to ensure the structure is well integrated with its surroundings and contribute towards biodiversity net gain.

The Arun Design Guide states 'Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing, materials, openings and roof form.' TWhilst not an extension the proposal is considered appropriate in scale and appearance with the use of a green roof helping to complement its location.

With limited viewpoints from the wider area and it being of appropriate design, it is not considered to result in harm upon the appearance of the street scene in accordance with D DM1 of the Arun Local Plan, the Design Guide and the Neighbourhood Plan.

RESIDENTIAL AMENITY

The garage will have a width of 6m and a length of 11m. It retains a maximum of 2.3m to the eastern boundary. 1m is retained to the rear southern boundary. It will have a hipped roof with a height of 4.2m.

The garage will run along the boundary to the east and will give rise to some overbearing as a result. However with sufficient separation to the boundary and with the roof sloping away from the boundary, with a low hipped roof, it is not considered to result in adverse harm. With the garage having a green roof this also helps to soften its visual appearance upon nearby amenity.

To the rear is the garden of No.4 and due to the separation and siting of the host dwelling, it is again not considered to result in adverse harm upon this elevation.

There will be a garage door fronting the street scene to the north and an access door and window to the

west which will look over the garden of the host dwelling with 17m retained to the western side

The proposed development is not considered to result in significant harm upon neighbouring amenity and accords with D DM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such 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.

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, Block and Proposed Plans - Sheet 1a of 1

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.
- 3 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.