

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

REF NO: FP/217/18/HH

LOCATION: Dummer Down
The Ridgway
Felpham
PO22 7JQ

PROPOSAL: Retention of 3 Bay oak framed single storey garage & storeroom.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application is for the retention of an oak framed single storey garage and storeroom.

RELEVANT SITE HISTORY

FP/12/12/	Conversion of existing double garage into 1 bedroom guest annexe	ApproveConditionally 29-03-12
FP/184/07/	Proposed single storey garden room.	ApproveConditionally 20-09-07
FP/29/92	New double garage and conversion of former garage to games room.	ApproveConditionally 30-06-92

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Felpham Parish Council
Felpham Parish Council provided no objection.
No representation from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Built up area boundary

DEVELOPMENT PLAN POLICES

DDM1	D DM1 Aspects of form and design quality
SDSP2	SD SP2 Built-up Area Boundary
DSP1	D SP1 Design

[Felpham Neighbourhood Plan 2014 POLICY ESD1](#) Design of new development

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINICPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies are considered DDM1 of the Arun Local Plan.

The site is occupied by a detached dwelling with a detached double garage. It is noted the outbuilding has already been constructed.

Felpham has a made neighbourhood plan with policy ESD1 of relevance to to the application. The proposal is considered to comply with the policy.

DESIGN AND VISUAL AMENITY

The oak framed garage and storeroom is located to the north east rear garden of the host dwelling however due to the siting of the dwelling on a corner, the rear of the outbuilding is visible from the street scene to the north at Limmer Lane.

The materials used which consist of oak are appropriate for its location and allow the proposal to appear well integrated with the surrounding environment with sufficient planting to the boundary at the north and west also.

Due to its siting and the materials used , the proposal is not considered to impact the spatial pattern or character of the area and accord with DDM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal is located a minimum of 1.7 m from the western boundary however the boundary is at a slight angle and therefore this separation increases to around 3.75m.

The outbuilding is 3.9m in height with eaves to 2.1m. Whilst it is relatively high due to its location it is not considered to appear overbearing upon the neighbouring property to the west. It is 10.5m in length and 5.2m in depth. The outbuilding is to be used as a storeroom and garage with access to the garage from the eastern elevation. Due to its large size a condition will be included which will restrict future use of the outbuilding to be used as a separate unit of accommodation.

There will be 3 windows located to the southern elevation and therefore will have views over the rear garden of the host dwelling and as a result is not considered to give rise to any overlooking upon

neighbouring amenity.

It is not considered that neighbouring residential amenity will be harmed by way of either overbearing, overshadowing, overlooking due to the siting of the outbuilding and as such is in accordance with DDM1 of the Arun Local Plan.

SUMMARY

The proposal is in accordance with development plan policies and is recommend for approval subject to the following conditions and informative.

HUMAN RIGHTS ACT

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 approved shall be carried out in accordance with the following approved plans
 - Location Plan
 - Block Plan - As amended 22 Oct 2018
 - Plans and Elevations - Baker N 01/01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 2 The outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Dummer Down as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies DDM1 of the Arun Local Plan 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.

- 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.