

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

REF NO: FP/261/18/HH

LOCATION: 105 Upper Bognor Road
Felpham
PO21 1JP

PROPOSAL: Demolition of existing garage, erect new pre-cast concrete garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to demolish an existing garage and construct a replacement.
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RELEVANT SITE HISTORY

FP/37/95	Demolish existing extension & build new extension at rear. Demolish garage & build new garage	ApproveConditionally 25-05-95
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REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Felpham Parish Council

Felpham Parish Council provided no objection to the application.
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
DSP1	D SP1 Design
SDSP2	SD SP2 Built-up Area Boundary

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

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS**PRINCIPLE**

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 considered are DDM1 of the Arun Local Plan.

Felpham has a 'made' Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

The rear of the site fronts Upper Bognor Road whilst the principal elevation of the dwelling and proposed garage is sited to Kingsmead.

DESIGN AND VISUAL AMENITY

The proposal is sited to the front boundary of the property and as a result is highly visible from the street scene. There is a garage in existence however this is approximately 6m from the boundary. The existing garage is to be removed and the proposed garage would be sited further north and only retain around 0.5m to the boundary. There is however fencing around 1.8m in height along the northern elevation which restricts some of the view.

The surrounding properties have garages sited to the front elevation and therefore this form of development is not considered out of character however they are not sited as close to the boundary as is proposed.

Whilst the development may impact the appearance of the street scene it is not considered that the garage would appear as an alien feature as garages are evident at this elevation at neighbouring properties. Due to the boundary treatment fence it also helps to restrict some of the available views of the garage. The proposal is not considered to give rise to any significant impacts upon the spatial pattern or character of the area and accord with DDM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed double garage will have an eaves height of 2.3m and a maximum height of 3.1m. It will have a low pitched roof which slopes towards to the main house and therefore away from the street scene. This helps to reduce any significant overbearing impact upon the street scene.

It has a depth of 8.2m and a width of 6.3m. Whilst this is large and around double the width of the existing garage due to its siting it is not considered to appear significantly overbearing upon neighbouring occupiers or give rise to overshadowing.

There will be 3 windows and a door to the southern elevation however these will have views over the host dwelling.

Whilst the proposal is large and sited close to the boundary due to the fencing in place and due to it is siting away from neighbouring dwellings it is not considered to give rise to any significant impacts upon neighbouring amenity and accord with DDM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development 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 Plan
- Block Plan
- Proposed Floor Plan and Elevations - 4-131218-AT

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.
- 3 INFORMATIVE: The applicant is advised that if any asbestos is identified within the structure to be demolished it should be disposed of using an authorised licenced contractor.
- 4 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.