

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

REF NO: FP/76/20/HH

LOCATION: 1 Summerley Lane
Felpham
PO22 7HN

PROPOSAL: Single storey garage and storeroom/summerhouse at side of property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a detached garage with garden room to the rear. This will be located to the side of the property.
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RELEVANT SITE HISTORY

FP/82/19/PL	Change of use from offices/residential use to dwelling house to include internal re-ordering, external improvements and associated works.	ApproveConditionally 03-06-19
FP/65/13/	Internal changes and change of use from garage/annexe to provide kitchen and lounge.	ApproveConditionally 06-06-13
FP/56/12/NMA	Application for a non-material amendment following a grant of planning permission FP/103/11/ for additional windows to be changed to doors with window to side	Approve 03-04-12

REPRESENTATIONS

No objection.

No representation received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built up area boundary

DEVELOPMENT PLAN POLICIESArun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
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**PRINCIPLE**

The key policies considered are D DM1 of the Arun Local Plan. Felpham has Neighbourhood Plan with policy ESD1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a detached outbuilding which will run along the southern side of the building. This will form a garage with the rear part forming a garden room.

The outbuilding/garage will be located around 12m from the front boundary and as such is not considered to appear unduly dominant upon the front elevation and street scene. It will be situated adjacent to an access road which runs along the side and to the rear of the property.

The garage will have a width of 4m with a pitched roof. The height will be 4.5m with eaves to 2.6m. The building will be relatively large with a depth of 10m however this extends away from the street scene and therefore the bulk of the development is not visible.

The external appearance of the garage will consist of a flint design which will match the appearance of the host dwelling which will ensure it is sympathetic in appearance to the main house and surrounding area.

Due to its use of matching materials and with the structure set back from the street scene, the proposal is not considered to give rise to an adverse impact upon the spatial pattern of the area and street scene and accord with D DM1 of the Arun Local Plan.

RESIDENTIAL AMENITY

The garage will run along the southern elevation of the property. It will have a depth of 10m with 6m forming a garage and the rear 4m forming a garden room however the rear element will not alter in appearance. The roof to the rear of the outbuilding is hipped. This helps to ensure the development doesn't appear adversely overbearing upon amenity.

Whilst the outbuilding is relatively large, around 3.75-4.1m is retained from the side of the garage to the neighbouring boundary at No.5 and due to its siting, with sufficient separation distance, it is not considered to appear adversely overbearing or overshadowing upon amenity.

There is a window to the ground floor at No.5 which looks towards the host property however there is a 1.8m brick wall running along the boundary and due to the separation distance, the proposal is not

considered to result in adverse impacts upon this property.

The outbuilding will have a door and window to the northern elevation and as such this will look towards the host dwelling and is not considered to result in overlooking upon amenity.

Due to the siting and design, the proposal is not considered to result in harm upon neighbouring amenity and as such accord with D DM1 of the Arun Local Plan.

SUMMARY

The proposed development is considered 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
 - Proposed Floor Plan, Elevation and Roof Plan - B2
 - Site Plan including dimensions
 - Block Plan

- Location Plan

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.