

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

REF NO: F/15/21/HH

LOCATION: 7 Beagle Drive
Ford
BN18 0NY

PROPOSAL: Conversion of garage to habitable use and alterations to fenestration/openings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Conversion of existing attached garage to habitable accomodation.

RELEVANT SITE HISTORY

F/16/04/	Ground/first floor extensions to side alterations and rear conservatory	Refused 29-07-04
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REPRESENTATIONS

None

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Lidsey Treatment Catchement

DEVELOPMENT PLAN POLICIES

[Arun 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)

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. In this instance, the front extensions should not disrupt building lines, maintain and enhance frontages, be subservient to the host dwelling and respect the space between buildings.

There are no relevant policies in the Ford Neighbourhood Plan relevant to this application.

DESIGN AND VISUAL AMENITY

The proposal is to convert the existing attached garage on site, no alterations to the footprint or scale of the building are proposed, therefore this application does not compromise the established spatial character of the area.

It is proposed to replace the garage door with a UPVC cladding, this type of material is generally considered to be dated and will certainly be out of character for the prominently brick built facades of the buildings along the street. It will be conditioned to provide details of another suitable material to infill the gap left by the garage door and it is recommended that either a facing brick of tile hung facade (like the one to the neighbouring property) would be more appropriate.

Given the alterations to the materials to the conversions frontage it is considered that the proposal would be subservient to the host dwelling.

Having regard to the design and visual amenity, the proposal is deemed to accord with D DM1 and D DM4 of the Arun Local Plan and Part M Arun Design Guide.

RESIDENTIAL AMENITY

As it is not proposed to alter the scale of the building, the proposal will not overbear or overshadow the neighbouring properties.

In terms of overlooking, the window to the rear will be at ground floor level and face into the private amenity space of the host dwelling, no views other than those already achievable will be possible from the development.

It is therefore considered by virtue of not being overbearing, overshadowing and overlooking that the proposed extensions accords with policy D DM4 (c) of the Arun Local Plan and Part M of the Arun Design Guide.

PARKING PROVISION

This proposal results in the loss of 1 parking space on site, the Arun SPG recommends that 3 bed properties have a minimum of 2 spaces per dwelling. The remaining parking to the front of the garage fits 1/2 cars however it is noted that there are no parking restrictions for on street parking of which there is plenty.

The proposal is deemed to accord with the SPG in that there is parking provision on site and as the on-street parking is unrestricted.

SUMMARY

The proposed development is deemed to accord with the 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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 PR.FP.01
- Proposed Elevations P.EL.01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan and Part M of the Design Guide.

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls of the proposed conversion have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the conversion.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of character and appearance of the area by endeavouring to achieve a building of visual quality in accordance with policy D DM4 of the Arun Local Plan and Part M of the Design Guide.

- 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.