

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

REF NO: F/1/22/HH

LOCATION: Lock Cottage
Station Road
Ford
BN18 0BL

PROPOSAL: Erection of single storey side extension to detached garage to create link building and double garage, installation of front porch and alterations to fenestration following the conversion of detached garage to habitable use.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application involves the erection of single storey side extension to detached garage to create link building and double garage, installation of front porch and alterations to fenestration following the conversion of detached garage to habitable use.

The proposed front porch will be 3.60m wide and 2.25m deep with door and windows in a glazed front to provide a foyer. The proposed porch will have a pitch roof with 2.5m eaves height and 4.55m ridge height. The proposed conversion of the existing garage space which is 11.18m wide and 7.15m deep to provide a living space - an open plan living / kitchen / dining area and stairwell and two en-suite bedrooms at first floor.

The proposed single storey side extension will be 9.7m wide and 4.0m deep with a mon-pitch roof design with 2.75m eaves height and 3.47m ridge height to provide a home office with side window, boot room, utility room with rear window, toilet with rear window. The proposed double garage will be 7.85m wide and 7.41m deep with a jerkinhead roof design, will have two timber effect up & over garage doors to the front with 2.62m eaves height and 5.66m ridge height to provide two car parking spaces.

DESCRIPTION OF SITE

The application site comprises of a detached 2 storey dwelling (Lock Cottage) and a three bay detached garage. The total area of the domestic curtilage is approximately 2 acres.

DESCRIPTION OF LOCALITY

The site is outside of built-up area boundary and is sited in

open countryside in a rural area with few neighbouring properties. The site is relatively flat and boundary treatment includes post and rail fencing. The site is to the west of the host dwelling with neighbouring properties to the north. The site is in close proximity to a Grade 1 Listed Building (St. Andrew's Church).

RELEVANT SITE HISTORY

F/16/07/	Amendments to previously approved application for three bay detached garage - addition of external staircase and first floor doorway, and alterations to rear elevation	Approve 04-12-07
F/4/04/	Construction of a 3 bay garage.	ApproveConditionally 06-04-04

REPRESENTATIONS

Ford Parish Council - No comment

One neighbour objected to this application on the following grounds;

- no planning applications would be considered;
- external lighting issue;
- unacceptable height and obstruction of view;
- reduction of natural light;
- siting and inadequacy of septic tank;
- precedent for future development

CONSULTATION RESPONSES RECEIVED:

The neighbour's comment are noted and discussed in the Conclusion section.

POLICY CONTEXT

Outside the Built Up Area Boundary.

DEVELOPMENT PLAN POLICIES

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

DSP1	D SP1 Design
DDM1	D DM1 Aspects of form and design quality
QESP1	QE SP1 Quality of the Environment
HERSP1	HER SP1 The Historic Environment
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character

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 application seeks permission for the erection of single storey side extension to detached garage to create link building and double garage, installation of front porch and alterations to fenestration following the conversion of detached garage to habitable use.

The key policy considerations in the determination of this application are D DM1 and D DM4 of the Arun Local Plan.

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.

Policy SP1 of the Ford Neighbourhood Plan (FNP) seeks to focus development in the BUAB defined in the plan in policy BUA1.

Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposed development incorporates the erection of single storey side extension, conversion of detached garage, a double garage and installation of front porch.

J.01 of the Arun Design Guide outlines that built form and character varies considerably throughout the Arun District as a whole and in the settlement character areas identified in section C.06 of the design guide. Section M, refers to householder extensions and states extensions should respond to and complement the character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling and complies with policy and the guide.

The proposed double garage and front porch given their location will be visible from the street scene, but it will not have detrimental impact on the character and appearance of the host dwelling or the street scene. While the single side extension will not be visible in the street scene. It will consist of materials to match which will ensure it is integrated with the appearance of the dwelling. The proposal will appear sympathetic in design to the character and appearance of the dwelling. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

Due to the height of the proposed double garage, it will result in The footprint of the existing detached garage is 80.83sqm, while the proposal will provide a total of about 105.39sqm gross internal area which represents 130.38% intensity of development. Therefore, due to the scale, mass and bulk of the proposed development, it will significantly increase the bulk to the host dwelling, will not appear subservient to the dwelling and will be considered as overdevelopment as such not in accordance with D DM4(b).

Therefore, the proposed development would result in adverse impact on the spatial pattern or character of the area and would therefore not accord with the policies D DM1, D DM4 (a), (b) and (e) of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed development will not retain the separation distances with the side property boundary. The proposal incorporates two first floor side windows which will result in overlooking or loss of privacy to neighbouring occupiers due to the separation distance from these side windows to neighbours' habitable windows and gardens.

Furthermore, due to the positioning and separation distance from neighbouring properties, the proposed development is not considered to have significant adverse impacts of the residential amenities of the neighbouring occupiers to justify refusal in this instance.

Due to the design, location, positioning and separation distance of the these two first floor side windows from neighbouring habitable windows and gardens, it is considered to give rise to adverse impacts in terms of overlooking and loss of privacy to neighbouring occupiers at Nos. 5 and 6 Station Road. The proposed development is considered to have significant adverse impacts of the residential amenities of the neighbouring occupiers to justify refusal in this instance and as such will be deemed not to accord with Policies D DM1 and D DM4 of the Arun Local Plan.

INTERNAL SPACE STANDARDS

The proposed two en-suite bedrooms at first floor will be 11.75sqm each and the proposed two bedroom unit will have 161.66sqm gross internal floor area which accord with the Nationally Described Space Standards' requirements of 11.5sqm for a double bedroom and minimum gross internal floor area of 79sqm for 2 bedroom 4 person dwelling. The application site has ample space for amenity space, inclusive of the additional two bedroom unit.

The proposal will therefore provide a satisfactory living environment for future occupiers and would not adversely affect their residential amenity. On this basis, the proposed development complies with the Nationally Described Space Standards and Policy D DM2 of the Local Plan.

IMPACTS ON THE SETTING OF HERITAGE ASSET

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) identifies that in considering whether to grant planning permission for development that affects a listed building or its setting, the Council shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Policy HER DM1 set out criteria for which proposals must meet in order to be acceptable. These include preservation or enhancement of the building, protecting its architectural and historical integrity, as well as its special interest. Additionally, because the listed building is significant heritage asset proposals should

protect the setting of these buildings.

Para 194 of the NPPF requires the LPA to firstly identify the significance of the heritage asset affected by a proposed development. The property is Grade II Listed and is of some significance. Paragraph 200 of the NPPF requires the LPA to consider the significance of the impact upon that heritage asset.

The proposed development would be situated on land adjacent to Station Road forward of St Andrew's Church which is a Grade 1 Listed Building. Due to the scale, mass and bulk of the proposal, it would have a significant impact upon the views of the church from the east and west specifically and impact the setting or significance of the designated heritage asset. The proposal will result in less than substantial harm by virtue of the proposed development. Therefore, in accordance with paragraph 190 it would be necessary to balance this harm against the public benefits of the scheme.

It is considered that the proposal conflicts with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of the setting of designated heritage asset together with the need for the protection of local distinctiveness and sense of place.

Given the designated heritage asset constraint, the proposed development is considered not to protect the settings of the heritage asset and the character of the locality. Therefore, it is considered that the proposal is not in accordance with ALP policies HER SP1 and HER DM1 of the Arun District Local Plan and the NPPF in that there is harm to the setting of the nearby Listed Buildings. The proposal does not comply with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

PARKING AND HIGHWAY SAFETY:

Arun Parking Standards SPD would expect the level of car parking provision to be 3 car parking spaces in this location. However, the proposal involves the additional of 2 bedrooms which requires 1 car parking space to the existing 3 car parking spaces. There is a shortage of 2 car parking space and no electric charging point have been provided. However, there is ample space within the premises to provide for these car parking and electric charging requirement. Therefore, the proposal will not exacerbate the parking arrangement on this site.

On balance, due to the magnitude of traffic generation and parking demand, this proposal will introduce in the locality, it is not considered that the proposal would have adverse impacts on the parking arrangement and would not exacerbate parking condition. Therefore, it is considered that the proposal is in accordance with Policy T SP1 of Arun Local Plan.

SUMMARY

The proposed development is not deemed to accord with relevant development plan policies C SP1, D DM1, D DM4 (a), (b) and (e), HER SP1 and HER DM1 of the Arun Local Plan and as such is recommended for refusal subject to the following reasons.

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), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for refusal of

permission in this case interferes with applicant's right to respect for their private and family life and their home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of neighbours). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for refusal 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

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 not CIL Liable.

RECOMMENDATION

REFUSE

- 1 Due to the scale, mass and bulk of the proposed development, it will significantly increase the bulk of the host dwelling, will not appear subservient to the dwelling and will be considered as overdevelopment as such not in accordance with D DM4(b). Therefore, the proposed development would result in adverse impact on the spatial pattern or character of the area and would therefore not accord with the policies D DM1, D DM4 (a), (b) and (e) of the Arun Local Plan.
- 2 Due to the design, location, positioning and separation distance of the two first floor side windows from neighbouring habitable windows and gardens, it is considered to give rise to adverse impacts in terms of overlooking and loss of privacy to neighbouring occupiers at Nos. 5 and 6 Station Road. The proposed development is considered to have significant adverse impacts of the residential amenities of the neighbouring occupiers to justify refusal in this instance and as such will be deemed not to accord with Policies D DM1 and D DM4 of the Arun Local Plan.
- 3 Given the designated heritage asset constraint, the proposed development is considered not to protect the settings of the heritage asset and the character of the locality. Therefore, it is considered that the proposal is not in accordance with ALP policies HER SP1 and HER DM1 of the Arun District Local Plan and the NPPF in that there is harm to the setting of the nearby Listed Buildings. The proposal does not comply with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.