

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

REF NO: F/7/22/HH

LOCATION: 8 Beagle Drive
Ford
Arundel
BN18 0NY

PROPOSAL: Alterations to existing outbuilding.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Alterations to the size of outbuilding granted approval under F/25/21/PL.

RELEVANT SITE HISTORY

F/25/21/PL	Retention of prefabricated concrete workshop at rear with rear access onto Lewis Lane & realignment of the rear boundary (resubmission following F11/21/PL). This application is in CIL Zone 2 (Zero Rated) as other development.	ApproveConditionally 09-02-22
F/11/21/PL	Installation of a prefabricated concrete workshop at rear of properties garden with rear access onto Lewis Lane and retrospective application for the historical realignment of the rear boundary fence. This application is in CIL Zone 2 (zero rated) as other development.	Withdrawn 22-09-21

REPRESENTATIONS

None.

CONSULTATION RESPONSES RECEIVED:

None

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
TSP1	T SP1 Transport and Development

[Ford Neighbourhood Plan 2019 Policy H1](#) Quality of Design

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**

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.

Part J.01 of the Arun Design Guide relates to buildings form and character and states that new development must ensure that the existing character and sense of place of an area is respected and enhanced. Part J.02 relates to building design and their scale and massing and states that development for new buildings or extensions to existing properties should have an appropriate scale determined by their context, function and positioning stating that buildings within coastal towns will tend to have a larger scale.

Policy T SP1 requires that development provides safe access to the highway network.

Policy H1 of the Ford Neighbourhood Plan outlines proposals for new housing or extension or alteration of existing housing must be of high quality and designed to be sympathetic to the local design style and contribute positively to the environment.

BACKGROUND

This is a resubmission of F/25/21/PL seeking amendments to the size of the retrospectively approved outbuilding. This application seeks to make the building 430mm shorter in length, to bring the whole construction back within the curtilage of the property further to comments received from WS Highways for the previous application.

DESIGN AND VISUAL AMENITY

This application seeks to amend the length of an outbuilding by 430mm to retain the entire structure within the rear garden of the property. Due to the property's location its rear boundary fronts Lewis Lane, the outbuilding now forms part of the rear boundary treatment. The workshop will measure 3.6m by 3.17m and is an overall height of 2.8m with eaves at 2.5m.

Its size and scale almost conform with Class E of the GPDO and therefore Permitted Development. It is noted it is 300mm taller than Permitted Development allowances, this minimal increase is not seen to warrant refusal. The application form indicates that the front (fronting Lewis Lane) will be built in brick, as no other brick wall are present in the area a condition will be placed on to this application requesting that the brick choice matches the host dwelling.

Other garden buildings, shed etc. can be seen above the fence lines of other properties in this immediate location. Given is appropriate size and scale and as its' material choice as conditioned to be more in-keeping, it is believed that structure will be subservient to the street scene. Additionally, as it is located to the rear of the dwelling it is considered subservient to the host dwelling.

All other design features are to remain as approved.

Having regards to the design and visual amenity of the structure the workshop complies with policy D DM1 of the Arun Local Plan and Policy H1 of the Ford Neighbourhood Plan.

RESIDENTIAL AMENITY

By reason that the outbuilding already approved and built on site is a larger structure with an equal height ridge, no overbearing or overshadowing issues will arise.

The space is not habitable and has no windows and therefore has no negative impacts by means of overlooking, overshadowing or by being overbearing in accordance with Policy D DM1 of the Arun Local Plan.

HIGHWAYS

Comments received from highways as part of F/25/21/PL stated that the workshop may be partially positioned on highways land (grass verge), the application redline previously included the grass verge. Highways suggested a 'stopping up' order be undertaken so as to protect the safety of the highway in accordance with policy T SP1. In this application the applicant has chosen to amend the size of the outbuilding rather than apply for a 'stopping up order', as such Highways comments have now been addressed as the whole structure is located within the curtilage of the dwellinghouse.

The application building as amended will now not affect Highways land as such the building now complies with Policy T SP1 of the Arun Local Plan.

SUMMARY

The outbuilding complies with the relevant policies in the Arun Local Plan and Neighbourhood Plan and is recommended for approval.

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 Within a period of 6 months from the date of this decision, the development hereby approved shall be carried out in accordance with the following approved plans;

- Location Plan L01 RevA
- Block Plan B01 RevD
- Proposed Plans and Elevations A102

Reason: For the avoidance of doubt and in the interests of visual amenity of the street, WS Highways and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 2 The materials and finishes of the north facing external walls of the building hereby permitted shall match in colour and texture those of the existing dwellinghouse.

Reason: In the interests of amenity in accordance with policies 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.