

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

REF NO: LU/351/20/HH

LOCATION: 17 Peregrine Road
Littlehampton
BN17 6DT

PROPOSAL: Erection of a new garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a new garage in the front garden of the host dwelling

REPRESENTATIONS

Littlehampton Town Council - No comment.

No representations received from occupiers of nearby dwellings.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Designation applicable to site:
Within built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policy is deemed to be D DM1 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.

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

DESIGN AND VISUAL AMENITY

Due to the siting of the proposed garage, there will be some available views of the proposed garage from within the public realm. The proposal is sited within the front garden of the host dwelling and measures 10m in length, 6m in width and a maximum height of 5m. As such, the proposed garage has a similar footprint to that of the host dwelling, however, sited towards the front of the application site.

The proposed garage is considered to have a detrimentally harmful impact upon the character of the locality through the introduction of a large, bulky garage within the front garden of the host dwelling, which is at odds with the locality. Whilst it is noted that the boundary foliage present at the site may screen some views of the proposed garage, there will be views from the East and West of the long, 10m roof line present, which alone is considered to have a significantly harmful impact. This is because whilst the hedge screens approximately 3m of the garage, the remaining 2.1m will remain visible within the street scene for a length of 10m. There will also be a gap in the screening at the front where the majority of the garage will be visible.

Whilst it is noted that there is screening present bordering the site, as explained above, it is not considered to be significant enough to mitigate the harm of the unduly large garage proposed. The proposal is not considered to respond to the constraints of the site or the area. The application conflicts with policy D DM1 of the Arun Local Plan, and J.01 of the Arun Design Guide which relates to the context of the area being taken into account to the design and identity of proposals.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to result in any significantly harmful overshadowing or overbearing impact upon neighbouring dwellings. This is as a result of the siting of the proposed development within the front garden of the host dwelling. Furthermore, with regard to potential for loss of privacy to nearby occupiers, as a result of the single storey nature of the proposed development, it is not considered to result in any views of which are not available from the application site at current.

The proposed development is considered to be in accordance with D DM1(3) of the Arun Local Plan.

SUMMARY

The proposed development is considered to be in conflict with D DM1 of the Arun Local Plan, due to its detrimental impact on the character of the area through the introduction of a garage completely at odds with its locality.

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

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

REFUSE

- 1 The appearance of the proposed building has a significantly harmful impact upon the character of the street scene, and the wider locality, due to its height, scale and siting. The proposal conflicts with Policy D DM1 of the Arun Local Plan and the Arun Design Guide.
- 2 **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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.