

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

REF NO: LU/45/26/HH

LOCATION: 17 Fairhaven Gardens
Wick
BN17 7TQ

PROPOSAL: Erection of a single storey attached side garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

LU/121/17/RES	Approval of reserved matters following outline consent	ApproveConditionally
	LU/47/11/ for construction of 126 No. dwellings together	20-12-17
	with internal road network, car parking & landscaping.	

REPRESENTATIONS

Littlehampton Town Council- No objection.

No representations were received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ARCHEOLOGY

It is unlikely that works associated with the proposal would affect structures or deposits of archaeological interest. There is, therefore, no objection and no reason to require mitigation measures.

WSCC MINERALS & WASTE SAFEGUARDING - No response received.

NETWORK RAIL - No response received.

Comments noted.

POLICY CONTEXT

PD Restrictions - No rear extensions.
Within an area with potentially high ground water.

Area of Special Control (Adverts).
 WSCC Mineral Consultation Area.
 Archaeological Notification Area.
 Railway Property (15m Buffer).

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:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN & VISUAL AMENITY

The application site comprises a semi-detached two storey dwelling located at 17 Fairhaven Gardens, Wick.

The proposal seeks a planning permission for the erection of an attached garage to the side (east) elevation of the host dwelling. The proposed garage would be constructed over an existing area of hardstanding, replacing an existing shed, and would adjoin the eastern flank elevation of the host dwelling. The garage would measure approximately 4.3m in depth, with a width ranging from approximately 3.4m to 3.1m to reflect the splayed boundary line. It would feature a mono-pitched roof with a maximum ridge height of approximately 3m and an eaves height of approximately 2.2m.

The external materials would comprise matching stock brickwork and concrete roof tiles to reflect those of the host dwelling, ensuring visual continuity with the original house in accordance with the Arun Design Guide (ADG).

The front (north) elevation would incorporate a rolling garage door, and the rear (south) elevation would include white uPVC doors.

The garage would be set back by approximately 3.9m from the principal elevation and would be subservient in scale and form to the host dwelling. The proposal would be modest in size and would reflect the existing building through the use of matching materials and a complementary roof form. As such, it would integrate well with the host dwelling in accordance with the ADG. The structure would be visible within the street scene, however it would not result in a terracing effect, nor would it appear visually intrusive or cause harm to the character or appearance of the surrounding area.

The proposal would not result in any harm to the character or appearance of the host dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan policies D DM1 and D DM4 and ADG.

RESIDENTIAL AMENITY

Due to its siting to the eastern flank elevation of the host dwelling, the proposed garage would not result in any adverse impacts to the neighbouring property to the west.

The garage would be constructed up to the shared boundary with the neighbour to the east, set in approximately 3.5m from the western flank elevation of the neighbour to the east. The mono-pitched roof of the garage would slope down towards the shared boundary, with its highest point adjacent to the host dwelling. Given that the proposal would replace an existing shed and would be further screened by an existing 1.8m high boundary fence, the proposed garage would not result in any overbearing or overshadowing impacts to the neighbouring property to the east.

No openings are proposed within the eastern (side) elevation. A door would be located on the rear (south) elevation and would have an outlook over the private amenity space, with no neighbouring dwellings located to the south. As such, the proposal would not give rise to any overlooking or loss of privacy to adjoining properties.

The development would not result in harm to neighbouring amenity, in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

PARKING

The application site is located within Parking Zone 2 and as per the Arun Parking Standards (APS), the dwelling is required to provide 2 parking spaces. It is noted that the proposed garage would not meet the best practice minimum internal dimensions for garages. The ADG states that garages should measure at least 6m by 3m internally to qualify as a parking space. As such, the proposed garage cannot be counted towards the parking provision.

Notwithstanding this, the existing private driveway would be retained and would continue to provide sufficient space to accommodate at least two vehicles in accordance with the APS. The proposal would not result in the loss of any existing parking provision.

SUMMARY

The proposal is in accordance with the relevant development plan policies. As such, it 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

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

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 drawings:

- Location Plan
- Block Plan
- Proposed Roof and Floor Plans Rev 001
- Proposed Elevations Rev 002

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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.