

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

REF NO: LU/71/26/HH

LOCATION: 41 Henry Lock Way
Littlehampton
BN17 7FB

PROPOSAL: Conversion of garage to accommodate bedroom and ensuite.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Littlehampton Town Council - No objection.

No representations were received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

PLANNING POLICY GUIDANCE:

NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The application site comprises a two-storey semi-detached dwelling located at 41 Henry Lock Way,

Littlehampton.

The existing garage adjoins the southern flank elevation of the host dwelling and is visible within the street scene. The proposal seeks to convert this garage into habitable accommodation to provide a bedroom and en-suite. The works include alterations to the existing fenestration.

The proposed conversion would retain the existing footprint of the garage, whilst removing the existing garage door. This would be replaced with a window and an entrance door designed to match the appearance of the host dwelling. The existing door within the northern flank to the rear of the garage would be replaced by a window. The remaining section of the opening would be infilled with brickwork to match the existing. The scale and form of the converted garage would remain the same as existing and visually subservient to the host dwelling. As such, the proposal would be in accordance with the Arun Design Guide (ADG).

The resulting internal floor area would be approximately 10m², with an internal width of 2.6m. This exceeds the minimum dimensions set out within the Nationally Described Space Standards (NDSS) for a single bedroom. The proposal would therefore be in accordance with Arun Local Plan (ALP) policy D DM2.

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 ALP policies D DM1, D DM2, D DM4 and the ADG.

RESIDENTIAL AMENITY

Given the nature of the proposal, which would not involve any increase in scale, bulk, or height, it would not result in any overbearing impact or loss of light to neighbouring properties.

The proposed front elevation fenestration would primarily overlook the private driveway and would be set approximately 6m back from the highway. The proposed openings would have a similar outlook to existing ground floor windows on the front elevation and due to their siting would not introduce any material increase in overlooking.

A further window is proposed within the northern side elevation of the rear section of the garage. This would replace an existing door and would face towards the private amenity space. As such, it would not give rise to any additional overlooking or loss of privacy to neighbouring occupiers.

The proposed development would not result in harm to neighbouring amenity, in accordance with ALP policies D DM1 and D DM4.

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. The ADG states that garages should measure at least 6m by 3m internally to qualify as a parking space. The existing garage measures approximately 5.9m in width and 2.9m in depth, and as such is not of an adequate depth or width and, thus does not currently contribute to the on site parking provision.

However, the existing driveway to the front of the property would be able to accommodate at least one vehicle, and there are opportunities for on-street parking within the surrounding area. The loss of the existing garage space to habitable accommodation would therefore be acceptable.

Whilst the proposal would not fully comply with the parking provision requirements set out in the APS, on balance, the shortfall would not result in any highway safety impacts due to the availability of on-street

parking and the site context. The level of parking provision would therefore be acceptable in this instance.

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 positive 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 plans:
 - Location Plan.
 - Block Plan
 - Existing and Proposed Elevations 03
 - Proposed Floor Plan 04
 - General Arrangement Proposed 04

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

- 3 The garage conversion hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of 41 Henry Lock Way and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 4 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).

- 5 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.