

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

REF NO: LY/17/18/HH

LOCATION: Calceto Barn  
Calceto Lane  
Lyminster  
BN17 7QL

PROPOSAL: New porch with hip roof & brick dwarf wall, new detached garage, new window to west elevation, new doors to south elevation, new sun tunnel for north elevation & improved drainage & low wall alteration.

**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION The proposed development seeks to alter the appearance of the existing porch and erect a new detached garage to the front of the host dwelling. It also seeks for alterations to the fenestration of the host dwelling.

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Parish Council - No comment.

No representations received from occupiers of nearby dwellings.

**CONSULTATION RESPONSES RECEIVED:**

None.

**POLICY CONTEXT**

Designation applicable to site:  
Outside of the built up area boundary

**DEVELOPMENT PLAN POLICES**

|      |                                                         |
|------|---------------------------------------------------------|
| DDM1 | D DM1 Aspects of form and design quality                |
| CSP1 | C SP1 Countryside                                       |
| DDM4 | D DM4 Extensions&alter to exist builds(res and non-res) |
| DSP1 | D SP1 Design                                            |

**PLANNING POLICY GUIDANCE:**

|      |                                     |
|------|-------------------------------------|
| NPPF | National Planning Policy Framework  |
| NPPG | National Planning Practice Guidance |

## CONCLUSIONS

### PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan (2011-2031).

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside, and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (as this development is in accordance with D DM4).

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.

### DESIGN AND VISUAL AMENITY

The proposed porch is visible within the street scene, as it is sited on the front of the host dwelling. However, it is considered that as a result of its modest scale and design, the proposed porch is both subservient to, and well integrated with, the host dwelling.

The proposed garage is considered to be an acceptable addition to the residential plot. This is because whilst it is forward of the host dwelling itself, the proposed garage is in line with the building line that has been established in the locality, especially by Connies Byre. Therefore, the garage is not deemed to have any significantly harmful impact on the established character of the locality, or the host dwelling.

The proposed alterations to fenestration and layout are not considered to have any significant impact upon the character of the host dwelling, as a result of their minor impact on the appearance of the dwelling.

The proposed development is considered to be in accordance with D DM1, D DM4(b) and (c) of the Arun Local Plan, in terms of design and visual amenity.

### NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant impact on the amenities of occupiers of neighbouring dwellings. The proposed construction of the garage, and porch, are both over 10m from neighbouring dwellings. Additionally, the alterations to openings are not considered to result in any loss of privacy to adjacent occupiers.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun

Local Plan.

## SUMMARY

The proposed development is deemed to accord with relevant development plan policies and as such is recommended for approval subject to the following conditions.

### 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

#### 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 & Block Plan - 1040 - 101 - September 2018
- Proposed Site Plan - 1040 - 105 - September 2018
- Proposed Floor Plans - 1040 - 106 - September 2018
- Proposed Elevations - 1040 - 108 - September 2018
- Proposed Garage Elevations & Sections - 1040 - 107 - September 2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy 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.