

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

REF NO: M/61/20/HH

LOCATION: Ancton Lodge
Ancton Lodge Lane
Middleton-On-Sea
PO22 6LY

PROPOSAL: Garage Conversion with pitch roof over

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION Garage conversion maintaining the same footprint with the roof being changed to a pitched roof to a height of approximately 5.5m.

RELEVANT SITE HISTORY

M/20/07/	Revised siting and size of detached garage (amendments to planning approval ref: M/31/02)	Approve 03-04-07
M/122/05/	Ancillary residential accommodation located in roof of garage with supporting entrance hall, utility laundry room, and storage room on ground floor	ApproveConditionally 20-01-06

REPRESENTATIONS

Parish Council
No objection

No representation from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Drainage
Due to scale no conditions to be added.

POLICY CONTEXT

Lidsey Treatment Catchment

Within the Built Up Area Boundary

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)
DSP1	D SP1 Design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 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.

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

Due to its siting the garage is visible from the street scene, therefore, the proposed development will also be visible. The new roof that will be atop of the garage is considered to be an acceptable addition to the host dwelling, this is due to its design and scale, allowing it to appear to subservient to the host dwelling. The ridge height of the new roof of the garage will be approximately 3.35m lower than that of the host dwelling.

It is noted that due to the size of the roof, it will extend into the visual gap between the host dwelling, and its neighbour to the South-West. This is not considered to have a significantly harmful impact upon the spatial pattern of the locality, in that there is no uniform pattern, therefore, the proposal is considered to contribute to the varied pattern of the area.

The application is considered to be in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development by virtue of its location well away from neighbouring boundaries and limited extent of changes is not considered to result in any significantly harmful overshadowing or overbearing impact upon the occupiers of neighbouring dwellings. The proposed velux windows on the west elevation will be towards the curtilage of the host dwelling and the road beyond that. These are not considered to be harmful views.

The application 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

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 plans:
 - Proposed Elevations
 - Location and Block Plan
 - Floor Plans
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 The garage hereby permitted shall be occupied solely for purposes ancillary to the occupation

and enjoyment of Ancton Lodge as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies D DM1 of the Arun Local Plan 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 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.