

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

REF NO: M/77/21/HH

LOCATION: 43 Lane End Road
Ancton
Middleton-On-Sea
PO22 6LT

PROPOSAL: Conversion of garage to habitable use and alterations to fenestration

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application seeks to convert the existing garage to habitable use and proposed alterations to fenestration.

The materials used for this proposal will be similar to the host dwelling. The walls will be face brickwork and the windows will be white UPVC.

At the front elevation there will be a new window and the garage door will be replaced with a window for the study.

At the side (north) elevation there will be a new window.

REPRESENTATIONS

No comments from Parish Council.
No representations from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:
None.

POLICY CONTEXT

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:

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

CONCLUSIONS

PRINCIPLE

In this case, the key policies are 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.

There is no neighbourhood plan for this application because Middleton Parish Council has no Neighbourhood Plan. Further guidance from the Arun Design Guide is relevant and referred to below.

DESIGN AND VISUAL AMENITY

The proposal will be to the front and side of the dwelling and will be visible to the street scene and the wider area, so will have an impact on the character and appearance of the area. This is due to the proposal being visible to the street scene due to the replacement windows at the front. Although the proposal will be visible at the street scene, the scale and position of the proposal will not have an adverse affect on Lane End Road.

This development matches the existing walls and windows of the dwelling, these materials are all of good design. Due to these factors, the proposal is considered to appear subservient to, and well integrated with the dwelling.

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and in the settlement character areas identified in section C.06 of the design guide.

RESIDENTIAL AMENITY

The proposal doesn't have a significant impact on neighbouring properties due to it's minimal scale.

The windows which will be replaced or added will not result in any overlooking to neighbouring properties due to the single storey nature of the property and the face that some of these windows are pure replacements only.

The conversion of the garage to habitable use will not result in any harmful impacts to the area. The garage door will be replaced by a window which will not cause any harmful impacts to Lane End Road.

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

SUMMARY

The 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.

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 and block plan skLP
 - Proposed elevations sk04b

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.