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

REF NO: P/106/23/HH

LOCATION: 30 Conway Drive
Pagham
PO21 4XD

PROPOSAL: Conversion of the existing garage including the raising of the flat roof above and a new detached garage with new vehicular access and dropped kerb.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — This application seeks the conversion of the existing garage including the raising of the flat roof above and a new detached garage with new vehicular access and dropped kerb.

REPRESENTATIONS

Pagham Parish Council - no objection.
No representations were received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

WSCC HIGHWAYS:

The proposal will not result in a material intensification of movements to and from the site and a replacement garage is provided as part of the proposal. There are no apparent visibility concerns with the dropped kerb access proposed on Durham Close.

The proposed works would be subject to a license and would need to be constructed to a specification agreed with the local highway Area Engineer. The applicant is advised that under current Highway Area Office, second accesses in urban areas are not permitted unless a significant safety or community benefit can be identified. This is in order to maintain as much on-street parking as possible. Therefore, in order for the proposed access on Durham Close to be implemented, the existing dropped kerb access on Conway Drive would need to be closed off and kerb line reinstated.

There is no objection to the proposal on transport grounds.

POLICY CONTEXT

Built Up Area Boundary
Pagham Harbour Zone A

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

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
SPD13	Arun District Design Guide (SPD) January 2021
PDS	Pagham Parish Council's Village Design Statement by PaghamPC

CONCLUSIONS

PRINCIPLE
The key policies are D DM1 and D DM4 of the Arun Local Plan, and the criteria set by the Arun Design Guide. Pagham does not have a 'made' Neighbourhood Development Plan but does have a Design Statement. The proposal is in Area 3 (Southern Pagham).

DESIGN AND VISUAL AMENITY
The property is a semi-detached house on the corner of Conway Drive and Durham Close. The proposal includes a garage conversion. As part of this, the height of the flat roof will be raised by 0.2m and the existing garage door will be replaced with a window. The materials used to block up the lower part of the door will be face brick to match the existing and roof will be a felted flat roof, which is the same as the existing garage. The roof will be raised over the garage section only, leaving the existing flat roof height over the front door. These changes will be visible from the street scene, but are minimal and will not have an adverse impact on the surrounding area.

A replacement garage is provided to the rear of the property, in the north east corner of the site, meaning there will be no net loss of parking. The garage will not be visible from Conway Drive as the garage is situated behind the main dwelling, but will be visible from Durham Close. The garage is to be 5m by 6.1m and will be 2.5m high with a flat roof. The proposed garage will not result in undue impact on the character or visual amenity of the surrounding area.

As part of the application, a new access is proposed from Durham Close. This will involve the removal of part of the garden wall and the loss of some vegetation along the boundary. There are no objections to the proposed new access from WSCC highways.

The development will have no adverse impact on visual amenity or the character of the area and is in accordance with D DM1 and D DM4 of the Arun Local Plan, Pagham Design Statement, and Arun Design Guide (part M).

NEIGHBOURING RESIDENTIAL AMENITY
The proposed alterations to the main dwelling house are minimal, and include the addition of a single window to the front elevation. The alterations do not cause adverse over bearing or overlooking impacts. The replacement garage is situated in the north east corner of the plot, close to the boundaries with 28 Conway Drive and 11 Durham Close. Due to its siting and size, the proposed garage will not have an

overbearing or overshadowing effect on the neighbours.

The development will result in no adverse overbearing, overlooking, or overshadowing, and is in accordance with D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide.

PARKING
The proposal will result in the loss of a garage and a driveway parking space and will add a new bedroom. The Arun Parking Standards SPD specifies that a dwelling of this size in this location requires 2 parking spaces. The SPD also states that new garages measuring at least 3m by 6m will count as half a space. The proposal includes a garage measuring 4.8m by 5.8m (internally) so in terms of floor area, does count as providing half a space. In addition there is new driveway parking to the front of the new garage.

Whilst there is a slight deficit in parking provision by half a space), it is material that the proposal reflects the existing situation, the existing garage measures 2.8m by 5m internally so is well below the SPD requirements and the addition of the third bedroom does not alter the parking requirement. On this basis, the provision is acceptable and no objection is raised.

SUMMARY
The proposed development is in accord with the relevant development policies and as such 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 plans:

- Location and block plan 13/08/23
- Proposed ground floor plan 03/07/23
- Proposed side elevation 21/08/23
- Proposed front elevation 21/08/23
- Proposed combined plan 10/08/23

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 materials and finishes of the new external walls of the garage conversion hereby permitted shall match in colour and texture with those of the existing building.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

4 INFORMATIVE: The access shall not be used until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the West Sussex County Council. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

5 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.