

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

REF NO: P/13/20/HH

LOCATION: Sefter Cottage
Pagham Road
Pagham
PO21 3PX

PROPOSAL: New detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION The application seeks to construct a detached garage to the side of the property.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Pagham Parish Council

No objection but would note a ditch crosses the road and measure should be taken to ensure drainage is preserved.

No representation received from nearby occupiers.

CONSULTATIONS

Natural England

CONSULTATION RESPONSES RECEIVED:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built up area boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
CSP1	C SP1 Countryside

PLANNING POLICY GUIDANCE:

CONCLUSIONS

PRINCIPLE

The proposed development falls outside of the built up area boundary. However the application seeks permission for development within the curtilage of an existing dwelling. Therefore the principle of development is considered acceptable and as such will be assessed against relevant development plan policies. The concerns of the Parish are noted however the proposal does not include details of any works to the ditch so would not be approved by this application.

Pagham has an emerging Neighbourhood Plan however none of the policies are relevant to the application.

DESIGN AND VISUAL AMENITY

The proposal seeks to construct a detached garage. This will be situated 17m from the front boundary of the property and with sufficient planting along the boundary, views will be restricted. The garage will be constructed of larch weatherboard with a clay tile roof. These materials are considered appropriate to their setting. The structure is relatively large and will consist of an open fronted area sufficient for 1 car and then double doors with space for another vehicle.

Due to the siting of the proposal, set back from the street with limited viewpoints, it is not considered to appear unduly dominant or adversely impact the appearance of the area and accord with D DM1 the Arun Local Plan.

RESIDENTIAL AMENITY

The garage is located approximately 13m north west of the dwelling.

The garage will have a width of 7.8m and a depth of 5.8m. It will have a height of 4.35m and will have a cat slide roof, reducing to 1.5m and 2.25m to the eaves. Due to the siting of the garage, with no neighbouring properties to the rear or side boundaries, the development is not considered to result in adverse impacts upon amenity. The garage doors are situated to the front and face the dwelling with one door facing the rear boundary.

As a result of the design and siting, the proposal is not considered to harm neighbouring amenity by way of overbearing, overshadowing or overlooking and accord with DDM1 of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with the relevant development plan 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

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

- Block Plan - B01
- Proposed Plans -0 1/01

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.