

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

REF NO: Y/58/22/HH

LOCATION: Bonhams
Hoe Lane
Flansham
PO22 8NP

PROPOSAL: Conversion of detached garage into an annexe ancillary to the main house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks the conversion of a detached garage into a self-contained unit ancillary to the main dwelling.
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REPRESENTATIONS

Yapton Parish Council provided no response.

No representation was received from nearby occupiers

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

ADC DRAINAGE- Due to the scale and type of development proposed, there are no conditions requested.

POLICY CONTEXTOutside built up area boundary
Lidsey Treatment Catchment**DEVELOPMENT PLAN POLICIES**[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERSP1	HER SP1 The Historic Environment
TSP1	T SP1 Transport and Development
DSP1	D SP1 Design
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Yapton neighbourhood plan 2014 Policy BB1](#) Built-up Area Boundary**SUPPLEMENTARY POLICY GUIDANCE:**

SPD13 Arun District Design Guide (SPD) January 2021

CONCLUSIONS

PRINCIPLE

The site is outside the built-up area boundary as set out within both the Yapton Neighbourhood Development Plan (YNDP) and the Arun District Local Plan 2011-2031 (ADLP). YNDP policy BB1 seeks to restrict new development in the countryside and does not include householder development in the list of exceptions to this. Policy C SP1 of the ADLP states development will be permitted in the countryside where it is in accordance with other policies in the Plan which refer to a specific use or type of development. ADLP policy D DM4 refers to extensions & alterations to existing buildings. In the event of conflict between development plans, the more recent plan takes precedence (the ADLP). Therefore, subject to compliance with D DM4 and other policies of the ADLP, the proposal will be acceptable in principle.

DESIGN AND VISUAL AMENITY

The garage is a detached building to the northwest of the main dwelling fronting Hoe Lane.

The proposal results in minor external alterations to the garage with vehicular entrances blocked up. To the rear there will be an additional window and door and there will be 4 rooflights. Internally the building will be converted to enable self-contained accommodation. There are no windows fronting the street scene and its change of use will not be immediately obvious from the wider area.

The footprint and overall size of the garage remain as existing and it retains much of its appearance which is in keeping with character of the area. Materials used for the infill to the principal elevation will feature timber cladding which ensures it matches the remainder of the building.

The proposal will result in minor external changes which will not result in harm upon the appearance of the building or wider area in accordance with D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposal will retain the existing footprint of the building. There will be an additional window and door to the southeast and southwest elevation although this will not result in adverse overlooking due to their siting at ground floor and with sufficient separation and vegetation in place.

The rooflights to the due to their height above finished floor level will not result in adverse overlooking.

The change of use from a garage to a self-contained annexe will not result in an adverse increase in noise and disturbance with the use ancillary to the main dwelling. The annexe is on a large site and there is a sufficient distance between the building to its nearest neighbours.

The proposal will not result in adverse harm by way of overbearing, overshadowing, or overlooking and accord with D DM1 and D DM4 of the Arun Local Plan.

PARKING

The conversion will result in the loss of parking for the dwelling. The site is large and there is sufficient room retained on the site for parking in such that it will not result in adverse harm upon the highway in accordance with T SP1 of the ALP.

IMPACT ON HERITAGE ASSETS

Although policy YNDP2 intends to designate Flansham as an Area of Character, there are no designations in place with the main dwelling delisted in 2013. Flansham does contain a number of listed buildings, buildings of character (locally listed buildings) and in addition, Bonhams itself can be

considered a non-designated asset.

The proposal would not result in harm upon the non-designated asset with the conversion largely retaining the existing appearance of the building. The size will be retained, and the materials used to infill the vehicular entrances will match existing and would not result in harm upon the asset in accordance with policy.

The proposal would not result in harm upon listed buildings in the area due to their location around 150m away from the host dwelling.

SUMMARY

The development accords with relevant development plan policies and it 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.

CIL DETAILS

This application is CIL Liable therefore developer contributions towards infrastructure will be required (dependant on any exemptions or relief that may apply)

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

- Site and Block Plan - 22-107-20
- Proposed Plans - 22-107-11 Rev B

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 external walls of the building shall match in colour and texture those of the existing building.

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

- 4 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Bonhams 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.

- 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.