

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

REF NO: Y/79/18/HH

LOCATION: 21 Downview Road
Yapton
BN18 0HL

PROPOSAL: Conversion of attached garage and replacement extension

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to construct a replacement extension which includes roof alterations to the existing garage and to convert the garage into a habitable space.
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RELEVANT SITE HISTORY

Y/63/18/NMA	Application for a non-material amendment following the grant of Y/86/17/HH.	
Y/86/17/HH	Convert existing garage into habitable space & pitched roof to existing garage & utility room to replace existing flat roof.	ApproveConditionally 02-03-18
Y/60/17/DOC	Application for approval of matters reserved by condition imposed under Y/37/17/HH relating to condition 5 for surface water drainage.	DOC Refused 13-11-17
Y/37/17/HH	Single storey side extension.	ApproveConditionally 24-08-17
Y/11/12/	Construct an additional parking area with block paviors to front of existing dwelling	ApproveConditionally 31-05-12

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Yapton Parish Council provided no response.
No representation from nearby occupiers.

CONSULTATIONS

Engineering Services Manager
Southern Water Planning
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern Water - Request a standard informative is included. Full comments available online.
Drainage - A small reduction in roof area is proposed. Any alterations to surface water drainage should be designed and constructed in accordance with building regulations. Full comments are available online.

POLICY CONTEXT

Designation applicable to site:
Built up area boundary
PD Restriction.

DEVELOPMENT PLAN POLICES

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
SDSP2	SD SP2 Built-up Area Boundary
Yapton neighbourhood plan 2014 Policy BB1	Built-up Area Boundary

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is considered acceptable subject to accordance with relevant development plan policies. The key policies considered are DDM1 and DDM4 of the Arun Local Plan.

Yapton has a 'made' Neighbourhood Plan with Policy BB1 of relevance to the application. The proposal complies with this policy.

DESIGN AND VISUAL AMENITY

The proposal is located to the front of the property and therefore visible from the street scene.

The existing garage currently has a flat roof however this will alter to a create a lean to roof. The proposal replaces an existing structure and therefore it is considered well integrated with the host dwelling. The surrounding properties are similar in design with garages to the front and therefore the

proposal will alter the spatial pattern however the change is not considered to result in a harmful impact to the area. The materials proposed are not common within the area however are acceptable and are not considered to adversely impact the character of the area.

The proposed conversion and replacement extension is not considered to adversely impact the spatial pattern or character of the area and is in accordance with DDM1 and DDM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The current garage extends approx. 5.3m along the side of the dwelling. There is then a small extension to the rear of the garage with a depth of around 2.1m which meets in line with the rear of the dwelling.

The proposal will construct a replacement extension to the rear of the garage which will allow for access between the two. The roof type will also alter from a flat roof to a lean to which is to be hipped at the front and a gable rear which will extend the full depth of the extension and garage. The width of the garage matches the existing at 2.6m whilst the rear extension is slightly smaller at 1.7m.

The height is proposed at a maximum of 4.4m with eaves at 2.55m. Whilst the roof is relatively high due to its location at the side of the property and with a neighbouring garage situated at the boundary it is not considered to appear overbearing upon the neighbouring property to the south. There are no windows to the side elevation of No19 and with the host dwelling also set slightly forward of the neighbouring properties, as a result again is not considered to give rise to adverse overlooking, overshadowing or overbearing.

A door will be located to the southern elevation however due to its siting it is not considered to give rise to adverse overlooking. A velux window will also be installed however due to position above the ground floor level it will not give rise to any additional views. The garage will also be converted into a habitable space which will involve the garage door being replaced with a window which will have views of the street scene.

As the proposal replaces an existing structure and due to its siting it is not considered to give to any adverse impacts upon neighbouring amenity and accord with DDM1 and DDM4 of the Arun Local Plan.

PARKING

Whilst the conversion of the garage will lead to the loss of a parking space, there is still room for a car to park on the driveway and as such it is not considered to give rise to any issues relating to parking or highway safety.

SUMMARY

The proposed development is deemed to accord with relevant development policies and as such is recommend for approval subject to the following conditions and informative.

HUMAN RIGHTS ACT

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
 - Ground Floor/ First Floor as Proposed - 62/17/04 A
 - Elevations as Proposed - 62/17/06 A
 - Roof Plan as Proposed - 62/17/05 A
 - Site Plan
 - Block Plan
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.
- 3 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.
- 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.