

Parish: Chichester	Ward: Chichester West
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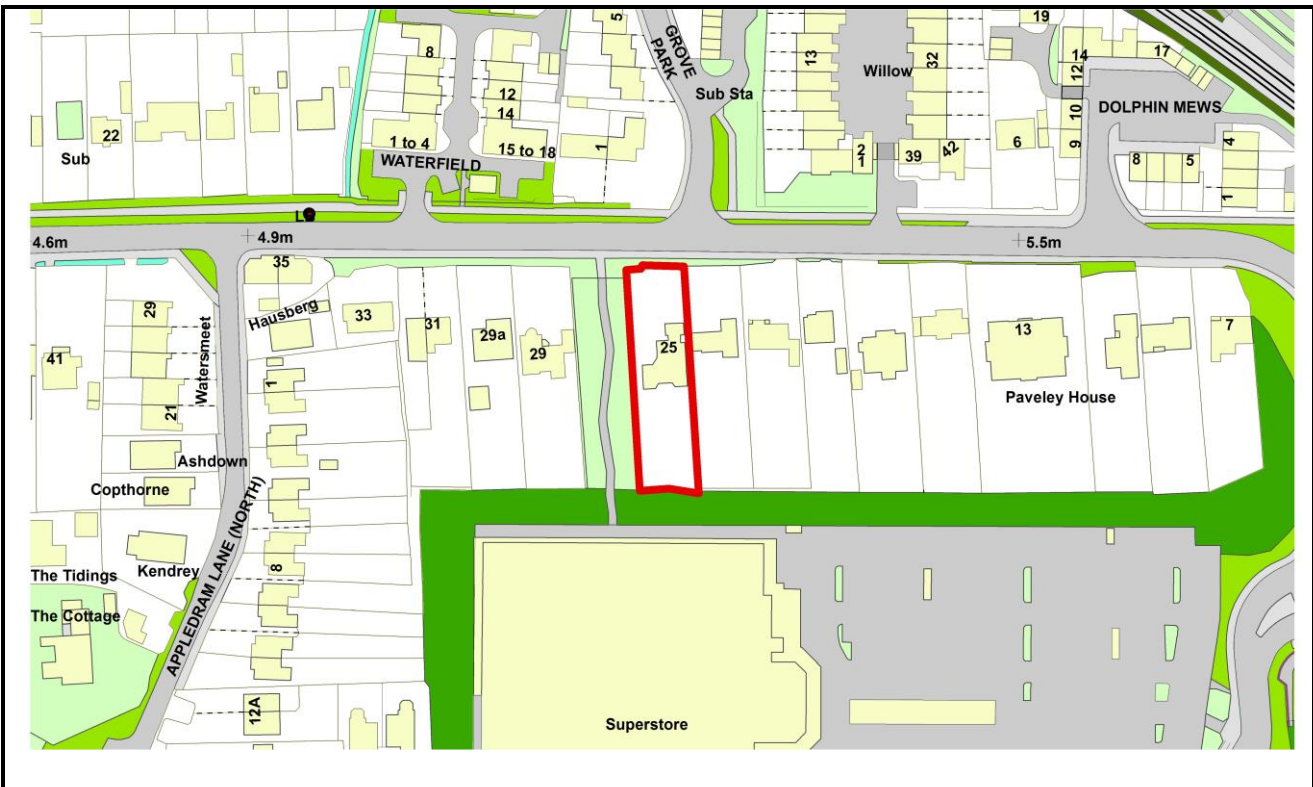
Proposal Proposed conversion of existing garage to ancillary accommodation.


Site 25 Fishbourne Road East Chichester PO19 3HS

Map Ref (E) 484557 (N) 104684

Applicant Mr & Mrs S Ballard

RECOMMENDATION TO PERMIT



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1.0 Reason for Committee Referral

1.1 Applicant is an employee of Chichester District Council.

2.0 The Site and Surroundings

- 2.1 The application property is a detached bungalow located on the southern side of Fishbourne Road East, a primarily residential street within the settlement boundary of Chichester. The dwelling is set back within the site and there is a garage with a hipped roof attached to the front elevation of the main property. The property is constructed of painted brickwork and tile hanging with clay tiles to the roof.
- 2.2 To the front of the dwelling there is a tarmac driveway and an area of hardstanding for parking which could accommodate approximately two cars. There are also areas of lawn and planting to the front of the property, and boundary treatments comprise; a low fence to the north and east boundaries and an approximately two metre high fence to the west boundary. To the north and east of the application site are residential dwellings, there is a retail store to the south, and to the west is a residential dwelling which is separated from the application site by a pedestrian access path that leads to the retail store.

3.0 The Proposal

- 3.1 The application seeks planning permission for the conversion of the garage to a study which would be ancillary to the main dwelling. The garage doors on the west elevation would be replaced with a set of bi-fold doors, two rooflights would be inserted on the north roofslope, the existing window on the north elevation would be replaced, and a door on the south elevation would be bricked up. An internal door would be inserted from the converted garage into the existing dwelling.

4.0 History

None relevant

5.0 Constraints

Listed Building	NO
Conservation Area	NO
AONB	NO
Tree Preservation Order	NO
- Flood Zone 2	NO (Adjacent to the front boundary)
- Flood Zone 3	NO
Hazardous Installations	NO (Within an Area of)
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 Chichester City Council

None received

6.2 Environment Agency

None received

6.3 British Gas - Hazardous Installations

None received

6.4 Health and Safety Executive - Hazardous Installations

A report generated on the Health and Safety Executive's website states:

'The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site.'

6.5 Third Party Comments

No third party comments have been received

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for Chichester at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

Policy 42: Flood Risk

National Policy and Guidance

- 7.3 Government planning policy now comprises the February 2019 National Planning Policy Framework (NPPF), paragraph 11 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development,
For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 7.4 Consideration should also be given to Sections 4 (Decision-Making), 12 (Achieving well-designed places) and 14 (Meeting the challenge of climate change, flooding and coastal change)

Other Local Policy and Guidance

- 7.5 The following Supplementary Planning Documents are material to the determination of this planning application:

- Chichester District Council's Planning Guidance Note 3, Design Guideline for Alterations to dwellings and extensions (revised September 2009 (PGN3).

- 7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Principle of development
- ii) Design and impact upon visual amenity/character of area
- iii) Impact upon the amenity of neighbouring properties
- iv) Highway safety
- v) Flood risk
- vi) Other matters

Assessment

- i) Principle of development

8.2 The application site falls within the Chichester settlement boundary area where residential development is considered acceptable in principle, subject to relevant material considerations.

- ii) Design and impact upon visual amenity/character of area

8.3 Policy 33 requires that development proposals respect or enhance the character of the site and surrounding area with regards to proportion, form, massing, siting, layout, density, height, size, scale and detailed design.

8.4 The size and design of the garage would remain as existing following the proposed conversion; the only external alterations would be to the fenestration. The proposed bi-fold doors would fit in the opening of the existing garage doors facing west, and due to their position and the property being set back from the front boundary, they would have a minimal impact on the streetscene. and the two proposed rooflights would be sited to the middle of the north elevation. The north elevation of the garage is set back from the front boundary by 15 metres and therefore whilst the proposed rooflights and replacement window on the north elevation would be visible from the streetscene, due to their design and scale these alterations to the fenestration on the building would also not have a significant impact on the visual amenity of the dwelling and would not detract from the character of the area.

8.5 The proposed changes to the fenestration, due to their siting and number would respect the character of the site and the area and therefore would not have a negative impact on the visual amenity of the streetscene. The overall proposal with regard to design, size and siting satisfies Policy 33 of the Chichester Local Plan and Paragraph 11 of the National Planning Policy Framework.

iii) Impact upon the amenity of neighbouring properties

- 8.6 Policy 33 requires that development proposals respect or enhance neighbouring and public amenity.
- 8.7 There would be a separation distance of 24 metres between the proposed bi-fold doors and the neighbouring property to the west. In addition to this separation distance the high fencing to the west boundary along with the access path would screen the neighbouring property to the west from the proposed bi-fold doors. Therefore these works would not increase the risk of overlooking to the neighbouring property to the west. Due to their siting on the roofslope of the north elevation, the proposed rooflights would not increase the risk of overlooking to the neighbouring property to the east.
- 8.8 The converted garage is proposed to be used as ancillary accommodation to the existing dwelling, in the form of a study. In order to protect the amenities of the area it is considered that a condition be imposed requiring the converted garage to be used as ancillary accommodation only. Subject to the proposed condition it is considered that the proposal would accord with the national and local planning policies that seek to ensure the quality and character of an area are not adversely affected by new development.

iv) Highway safety

- 8.9 Policy 39 of the Chichester Local Plan seeks to ensure that new development has acceptable parking levels, and access and egress to the highway.
- 8.10 The internal floorspace of the garage which can be used for parking a car is 2.5 metres by 5 metres, the Government recommends that garages should be 3 metres by 6 metres. As an average sized modern car would not be able to be parked in the garage, the proposed conversion would not result in the loss of a parking space. The area of hardstanding directly in front of the dwelling and alongside the north elevation of the garage is already used for parking with two cars being able to park on the hardstanding. The property is a two bedroomed dwelling therefore this would be sufficient parking for the site. The proposed conversion of the garage to an alternative use would therefore not have a negative impact on parking in the area and the proposal would accord with Policy 39.

v) Flood risk

- 8.11 The road to the north of the site and part of the northern boundary are within Flood Zone 2. The dwelling itself, including the existing garage is outside of the designated areas therefore the property would not be at significant risk of flooding and the proposal would be in accordance with Policy 42.

v) Other matters

8.12 The application site is approximately 400 metres north-west of a gasholder station in Terminus Road. As the site is within an area of hazardous installations a report was required to be generated on the Health and Safety Executive's website. The report states that the site is not within the consultation distance of a major hazard site or major accident hazard pipeline. No further consultation is required as the proposed works would not be affected by, nor affect, the gasholder station. Therefore it is considered that the hazardous installation is not a constraint to the proposed development.

Conclusion

8.13 The existing on-site parking provision is adequate to serve the dwelling and therefore the loss of the garage not have a negative impact on parking in the area, and due to the position, design and appearance of the proposed physical alterations the proposal would not detract from the visual amenity and character of the locality. Based on the above assessment it is considered the proposal complies with the Chichester Local Plan Key Policies; with particular reference to Policy 33, and there are no material considerations that indicate otherwise.

Human rights

8.14 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

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 permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans".

Reason: For the avoidance of doubt and in the interests of proper planning.

3) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the ancillary accommodation hereby permitted shall be restricted to use as ancillary accommodation to the dwelling known as 25 Fishbourne Road East and for no other purposes.

Reason: In order to protect the amenities of the area.

Plans referred to in the consideration of this application are listed in the schedule below.

Details	Reference	Version	Date Received	Status
PLAN - Existing and Proposed Garage Plans	001		08.04.2019	Approved
PLAN - Proposed North and West Elevations and Section	002		08.04.2019	Approved
PLAN - Proposed North and West Elevations Proposed Context Plan	004		08.04.2019	Approved
PLAN - Location and Proposed Site Plan	005		08.04.2019	Approved

Informatives

1) 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.

For further information on this application please contact Vicki Baker on 01243 534734

To view the application use the following link -

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PPND5CERJL300>