

AB/110/07**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- New detached double garage 22 Torton Hill Road Arundel
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Free standing single storey garage building
SITE AREA	760 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Sloped
TREES	None of significance affected
BOUNDARY TREATMENT	Fencing and hedging
SITE CHARACTERISTICS	Detached two-storey property with tiled roof
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Arundel Town Council	No objection to the application providing all materials match the house
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	Access onto D Road. No objection would be raised to garage. Applicant should contact Area Office at Drayton to obtain consent to work on highway

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1 Arun District Local Plan: GEN7
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PLANNING POLICY GUIDANCE

PPS1: Delivering sustainable development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity

COMMENT ON CONSULTATION RESPONSES

Noted. Informative to advise applicant will be attached in event of approval.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. Condition ensuring such will be imposed.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of neighbouring properties

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

It is noted the garage building is close to the rear boundary. However it is single storey with the roof angled away from that boundary. No windows are in the elevation which faces onto that boundary (and this can be controlled by condition). The garage building is of a design to reflect its purpose and is set back from the highway, so as not to be considered obtrusive in the street scene or conflict with the established character of the surrounding area. It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

RECOMMENDATION

AB/110/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: AB/110/07/

1**To Addressee****2****Site Address**22 Torton Hill Road
Arundel**3****Description of Development**

New detached double garage

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.



RECOMMENDATION

AB/110/07/

- CONDITION 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).

- CONDITION 2** The materials and finishes of the external walls and roof of the free standing garage building hereby permitted shall match in colour and texture those of the existing dwellinghouse building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 3** The free standing building hereby permitted shall be used as a private domestic garage in connection with No. 22 Torton Hill Road Arundel only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 4** No windows or other openings shall be formed in the north elevation of the free standing garage building hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

INFORMATIVE: The access shall not be carried on 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 Local Planning Authority. 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.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN7, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mr M Porter