

APPLICATION REF: AL/130/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Treble garage at front, Piculet, Sack Lane, Lidsey.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed garage measures approximately 10.5m in length, 6.6m in depth and 5m (maximum) in height.
SITE AREA	Approximately 0.10 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Property is on a slightly higher level than the road.
TREES	None affected by the proposal.
BOUNDARY TREATMENT	Front boundary has hedging approximately 1.8m in height, west side boundary has mesh type fencing on concrete posts approximately 1.2m in height, east side boundary has wall approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with garage/garden store. The property has brown brickwork, white PVCu windows with a brown tiled roof.
CHARACTER OF LOCALITY	Rural area. Road to west side leads to glasshouses to rear of site 'Woodpecker Nursery', detached thatched property to north of site, detached bungalow to west of site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/19/54	Outline for bungalow.	Approved 02-02-1955.
AL/19/54/A	Detailed plans for bungalow.	Approved 27-04-1955.
AL/36/69	Sun lounge and garage extension.	Approved 18-06-1969.
AL/79/82	Garden store	Approved/Conditionally 20-10-1982.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldingbourne Parish Council	Awaited.
1 Letter of Rep	The proposed roof of the garage should be covered with wooden shingles, which would be in keeping with the surrounding shingled-roofed properties.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built Up Area Boundary Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1
Arun District Local Plan : GEN3, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

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

None.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. It is not considered that roof tiles on the proposed garage will be out of keeping with the existing bungalow and a condition is to be imposed regarding the materials and finishes to be submitted to and approved by the Local Planning Authority before the development is commenced.

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 the visual amenities of the locality or the residential amenities of adjoining properties, nor would it have an adverse impact upon the established character of the surrounding rural area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in

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accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The site is situated outside the built up area boundary in a rural location. The application is for the erection of a treble garage that will be positioned in the eastern corner to the front of the site and will be approximately 4.5m from the front boundary. The proposed garage is of a considerable size and height and the tiled roof will be in keeping with the existing style of the bungalow

The neighbouring property to the east is set back from the proposal by approximately 22m, the neighbouring property to the west 'Jacamar' approximately 30m and the neighbouring property to the north 'Thatched Cottage' approximately 40m away. With adequate distances to neighbouring properties it is not considered that the proposal would detrimentally affect the occupiers of these properties by way of overbearing effect, overshadowing, loss of privacy or overlooking.

With hedging approximately 1.8m in height along the front boundary of the site it is not considered that the proposal would be obtrusive in the context of the street scene, nor would it compromise the surrounding rural area.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.



RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

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RECOMMENDATION

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1 To Addressee

2 Site Address

Piculet
Sack Lane
Lidsey

3 Description of Development

Treble garage at front

4 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

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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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed garage have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the garage.

Reason: To enable the Local Planning Authority to control the development in detail 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 garage hereby permitted shall not be used for the storage of vehicles other than private motor vehicles.

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

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: LOC2, DEV1

LOCAL PLAN: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1, PPS7

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

Case Officer: Mrs J Chapman