

PLANNING APPLICATION REPORT**REF NO:** AL/14/10/**LOCATION:** Bramblebank
Level Mare Lane
Eastergate**PROPOSAL:** Demolition of existing garage, replaced with new timber framed single garage and log store.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.13 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging approximately 2m high to front, 3m high to side.
SITE CHARACTERISTICS	The site is a two storey detached dwelling with brick faced and tile hung elevations and gables to front.
CHARACTER OF LOCALITY	The site is located in a rural residential road of predominantly detached properties of various style.

RELEVANT SITE HISTORY

AL/125/05/	Proposed ground floor & first floor extension to side of house, ground floor extension to rear of house and second floor extension within existing roof space and proposed roof space.	Approve Cond 10-01-2006
AL/70/06/	Ground floor rear extension to kitchen, with tile roof over (Resubmission following AL/125/05)	Approve Cond 12-10-2006
AL/17/48	Proposed garage.	Approve 26-11-1948
AL/17/48/A	Additional garage.	Approve 16-11-1960

REPRESENTATIONS

Representations received:

Parish Council representation:
Awaited

Other representations:

Comments on Representations received:

Comment on Parish Council representation:

Comment on other representations:

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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.

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 the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

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

This application seeks planning permission for the construction of a timber framed garage and log store, to replace an existing detached garage.

The proposed garage would have a clay tiled pitched roof and timber framed doors and elevations, with an overhanging roof on the eastern elevation that would be used for log storage. The proposed structure would measure, at maximum, approximately 5m in width, 6m in depth, and 3.5m in height.

It is considered that by reason of its siting, scale and materials, the proposed garage would be in keeping with the character and appearance of the rural locality.

The garage would be located approximately 1.6m from the boundary with the adjacent property, 'The Goldings'. This distance, and the height of the proposed garage, is such that it is not considered to have an overbearing impact on the occupiers of the adjacent property. Furthermore, the garage would be largely screened by the substantial hedge that lines the western boundary of the site.

It is therefore recommended that the application be approved, subject to the following conditions:

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 This permission relates to the following approved plans; drawing no.'s PL100 and PL101, received 9th February 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 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

LOCAL PLAN: GEN3, GEN7, DEV19

NATIONAL POLICIES: PPS1

AL/14/10/

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