PLANNING APPLICATION REPORT

REF NO: AL/17/08/

LOCATION: The Old Vicarage
Church Road
Aldingbourne

PROPOSAL: A proposed detached 3 bay garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is for a triple garage forward of the dwelling behind a tree screen.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	Various trees along the front boundary.
BOUNDARY TREATMENT	Picket fencing and 5-bar gate on front elevation, with mature hedging and tree screen.
SITE CHARACTERISTICS	Large detached house. Roman cement, slate roof. One roof light on south elevation. Single storey flat roof side extension. Pediment on front door. Sash windows timber. The site is well screened and is currently grassed.
CHARACTER OF LOCALITY	Rural location, adjacent to the Church.

RELEVANT SITE HISTORY

Reference	Description	Decision
AL/27/92	Extension and re-roofing of existing garage.Provision of new gymnasium and family accommodation including study. New swimming pool,plant room and tank enclosure building.	Approve Cond 15-07-1992
AL/51/97	Single storey extension to existing single family dwelling. New garage - demolition of existing garage	Approve Cond 19-08-1997
AL/74/06/	Proposed link extension & internal reordering to convert existing garage into a sauna and pool room	Approve Cond 27-10-2006

None

REPRESENTATIONS

Representations received:

Aldingbourne Parish Council

None

Comments on Representations received:

None

CONSULTATIONS

Ms Jennie Wright

Councillor Mrs B Edge

Councillor Mrs G Walker

Councillor N Wiltshire

Councillor M. Barnett

Mr I Forbes

Councillor Dr Ramage

Mr J Barham

Consultations responses received:

Conservation Area Advisory Committee - No comment.

District Conservation Officer - A well designed garage which is not conspicuous in the street scape. It will not detract from the setting of the nearby Listed Buildings nor detract from the character or appearance of the Conservation Area.

District Arboriculturalist - The only trees of merit are a Weeping Ash, Beech and large Hawthorn on the eastern boundary. There is a Deodar Cedar which is of note but leaning and slightly unstable.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside Built-up Area Boundary
Conservation Area
Buildings or Structure of Character
Affects the setting of a Listed Building

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	LOC2	The Countryside
	CH4	Conservation Areas and Historic Towns and Villages
	CH5	Buildings of Architectural or historical importance
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN19	Coast Protection and Sea Defence Works
	GEN22	Buildings or Structures of Character

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG15	Planning and the Historic Environment

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 are, particularly the tree screen.

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

The site lies outside the built-up area boundary. The house is adjacent to the church in a conservation area. The property has been significantly extended and is a large detached property. To the front of the dwelling is a gravel drive and it is proposed to construct a 3-bay garage foward of the dwelling and to the side. As the site is well screened, the proposal will not significantly affect the conservation area or adversely impose on the view of the Listed Building.

The amended plans have located the garage away from the tree screen and propose new tree planting. Therefore there will not be any adverse effects on the existing trees.

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

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 amended plan submitted on 8th April 2008 and not to the plans originally submitted.

Reason: For the avoidance of doubt.

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 or on the setting of the Listed buildings and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC2, CH4, CH5

LOCAL PLAN: GEN3, GEN7, AREA2, DEV19

NATIONAL POLICIES: PPS1, PPS7, PPG15

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