

PLANNING APPLICATION REPORT**REF NO:** AL/87/10/**LOCATION:** Langlands
Glebe Close
Norton**PROPOSAL:** Proposed car port**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.1 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat, slightly elevated from highway.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Dwarf wall and hedging. Leylandii hedging approximately 2m high.
SITE CHARACTERISTICS	The site is a single storey bungalow dwelling with brick faced elevations and a hipped tiled roof. There is a gravelled area to the front of the property.
CHARACTER OF LOCALITY	The site is located in a small residential cul-de-sac of 5 properties, predominantly detached bungalow dwellings. The locality is semi-rural in character.

RELEVANT SITE HISTORY

AL/112/07/	Loft conversion, extension, internal alterations and detached garage	Approve Cond 23-11-2007
AL/22/55	Outline for 4 dwellings	Approve 12-10-1955
AL/22/55/A	Layout for 5 building plots	Approve 16-07-1956
AL/14/59	Bungalow	Approve 17-06-1959
AL/22/55/B	Revised layout for 5 plots	Approve 18-11-1959

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

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

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 car port to the north-westerly

corner of Langlands, Glebe Close.

The proposed car port would measure approximately 4.1m in width, 5m in depth, and would reach a maximum height of approximately 4.4m. The front and one side elevation of the car port would be open, whilst the rear and remaining side elevation would be timber cladded. The roof of the car port would be in the form of a half hip/barn end, with clay tiles to match the main dwelling.

It is considered that the design of the car port is in keeping with the semi-rural character of the locality. Furthermore, its siting and scale is such that it is not considered to have a significant impact on the visual amenities of the locality.

The location of the car port is such that it is not in close proximity to any neighbouring dwellings, and as such it is not considered to have a significant impact on the residential amenities of the locality.

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. PL100, received 10th August 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 The car port shall be constructed with the materials as shown in the submitted plan, PL100.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **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

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