AL/90/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Workshop and garden store. Norton House, Norton Lane, Norton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for construction of a workshop, garden store and timber storage area adjoining the existing detached garage on site which is located to the south west of the dwelling. The workshop measures a maximum of 8.8m in length, 5.5m in width and has a pitched roof measuring 2.0m in height at the eaves and 4.1m in height at the apex. The proposed materials include wide tanalised timber boarding for the walls and natural slate on the roof.
SITE AREA	Approximately 2.0 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Relatively flat.
TREES	None effected.
BOUNDARY TREATMENT	1.0m high picket fence along southern boundary with approximate 15.0m high trees along neighbouring boundary.
SITE CHARACTERISTICS	A huge pink Victorian style mansion set on a very large site and set back significantly from the road behind landscaping thus being concealed from the streetscape.
CHARACTER OF LOCALITY	Site is at the end of a rural residential street characterised by large rural style dwellings set on spacious sites.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
AL/26/92	Conversion of wing of existing dwelling to form separate unit of accommodation	Approved conditionally 12-05-1992
AL/66/92	Non-compliance with Condition No.2 imposed on Planning Permission AL/26/92 relating to access road and turning area	Approved 22-12-1992
AL/25/96	New access and driveway from Norton Lane to serve Norton House	Approved conditionally 23-07-1996
AL/2/98	Domestic car port and additional parking	Approved conditionally 06-02-1998
AL/64/98	Erection of two stables, tack room and hay store	Approved conditionally 06-01-1999

AL/90[redacted]6/

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldingbourne Parish Council	Awaited
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Area Advisory Committee	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC2
Arun District Local Plan : GEN3, GEN7, AREA2

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

COMMENT ON REPRESENTATIONS RECEIVED

None

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 Conservation area.

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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 subject dwelling and proposed works are set on a large site that is well screened from both the public realm and neighbouring private properties. The proposed works are relatively small in scale and, due to their siting, will not result in overlooking, overshadowing or creation of visual bulk, detrimental to the amenity of the surrounding neighbours or to the appearance of the Conservation Area.

While the site is outside of the built-up area boundary, the proposed works are considered to be in accordance with Policy GEN7 and AREA2 of the Arun District Plan and as such the application is recommended for approval subject to the conditions set out overleaf.

ALDINGBOURNE AL/90/06/

Workshop & garden store.

Norton House
Norton Lane
Norton

RECOMMENDATION

Approve Conditions

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 The building shall be used as a private domestic garage and workshop in connection with Norton House only and for no other purpose.

Reason: To safeguard the amenities of neighbouring properties and because the site lies within an area of countryside where policies of restraint operate in accordance with policies LOC2 and DEV1 of the West Sussex Structure Plan and GEN3 and GEN7 of the Arun District Local Plan.