PLANNING APPLICATION REPORT

REF NO: A/134/08/

LOCATION: Four Elms
Ham Manor Way
Angmering

PROPOSAL: Proposed first floor flat over existing garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed extension will measure approximately 6.9 metres in length by 6.5 metres in width and will bring the existing detached building up to an overall height of 6.2 metres.
SITE AREA	Approximately 1180 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	17 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The sides of the site and part of the rear boundary are marked by approximately 1.5 metre high hedging. The front of the site and part of the rear are open.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has brown/yellow brick elevation walls and a tiled, hipped roof. There is a flat roof single storey extension to the rear. There is a detached garage with a false pitch roof. The garage is set back from the house on the northern boundary and is accessed by a gravel drive.
CHARACTER OF LOCALITY	The site is located on semi-residential road which is outside of the built-up area. The road is lined by well spread residential dwellings of a variety of designs and scales. There are regular gaps between dwelling sites provided by the golf course that reaches the edge of the road in places and extends to the rear of dwellings on the road.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:
Angmering Parish Council

Objection: On the grounds of the effect on neighbouring occupiers as overlooking/overbearing. Should planning permission be granted then a strict condition should be imposed on the use of the flat.

One letter of representation: We have no objection to its construction but would ask that conditions are applied. That construction is carried out expeditiously with a minimum of noise and dust. No work be carried out on Sundays. The flat is used for the reasons stated and not subsequently for commercial purposes. No long term or overnight parking of vehicles in Ham Manor Way.

Comments on Representations received:

Noted.

CONSULTATIONS

Head of Highways and Transport

Consultations responses received:

Ham Manor Way is a private road so these comments are advice only. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2	The Countryside
	DEV1	High Quality Development
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development
	PPS7	Sustainable development in rural areas
	PPS3	Housing

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 not considered to comply with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and would therefore 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

The proposal will involve the formation of a first floor over an existing detached garage which faces towards the highway and, therefore, the street scene will be subject to a visible alteration. It is considered that the proposed design solution for increasing the capacity of the garage is unsatisfactory and that, were it to be constructed, the established character and appearance of the surrounding area would be harmed. The main area of concern is the shallow roof on the resultant two-storey building that would be give it a poorly proportioned appearance.

In addition, it is considered that the provision of a separate unit of accommodation, outside of the built-up area would be in conflict with Policy GEN3 of the Arun District Local Plan. It is noted that the road is semi-residential, however the dwellings on the road are well spread and an intensification of the use of the site is considered to harm the spatial qualities of the area. It is also noted that the applicant intends the proposed flat to be occupied by a full-time carer. It would be possible to provide accommodation for a full-time carer on an ancillary basis rather then within a separate unit of accommodation and therefore, it considered that the creation of an additional unit of accommodation is unnecessary.

It is therefore recommended that this application is refused for the following reasons.

RECOMMENDATION

REFUSE

1 The proposal would form an incongruous design feature in the locality as the use of a shallow, false pitched roof would result in the building being poorly proportioned and thereby visually out of keeping. It would therefore conflict with policy LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

2 The proposal, in addition to the existing dwelling on the site, would result in an unduly cramped and unneighbourly form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.