

PLANNING APPLICATION REPORT**REF NO:** A/139/10/**LOCATION:** Field House
The Thatchway
Angmering**PROPOSAL:** Detached garage**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The garage would measure approximately 11.5m in depth x 7.4m in width x 5.5m in height.
SITE AREA	Approximately 2608 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Land slopes down away from the highway.
TREES	Turkey Oak tree would be affected by the proposed garage. The tree is subject to a preservation order.
BOUNDARY TREATMENT	Intermittent trees and hedging to front boundary varying in height.
SITE CHARACTERISTICS	Detached 2 1/2 storey dwelling. Red brick, render and exposed timber to elevations. Hipped red tiled roof, integral garage and existing detached double garage.
CHARACTER OF LOCALITY	Sited within a residential area, mix of types and styles of large detached dwellings. Semi rural appearance to street scene with mature hedging defining boundaries which adjoin the highway.

RELEVANT SITE HISTORY

A/126/00/T	Lopping of lower limbs to one Turkey Oak tree.	Approve Cond 28-12-2000
A/138/10/T	Lopping of lower limbs to 1x Oak tree	Refused 26-11-2010
A/166/84	Proposed detached house	Approve Cond 12-12-1984
A/15/86	Proposed detached garage	Approve Cond 24-02-1986

REPRESENTATIONS

Representations received:

Angmering Parish Council

Objection to the garage because of its proximity to the Oak tree, and in the absence of any report from Arun's tree officer, have concerns of damage to the roots due to the construction of the garage being in close proximity.

Southern Water:

No objection subject to conditions proposed.

Councils Arborist:

The proposed development is currently to be built near to the main stem and within the crown spread of a very large and mature Turkey Oak.

The proposal does not refer to British Standard 5837 (2005) 'Trees in relation to construction-Recommendations'. This document relates to the problems associated with construction. In short it provides a calculation to determine an acceptable distance from and details appropriate protective fencing against development activities.

In this instance the garage proposal is inappropriately close to the tree and will affect upper branch spread and the underlying root structure which could adversely impact upon the health and longevity of the tree.

An arboriculturist who recognises these concerns should be employed by the applicant. The arboriculturist should suggest to the architect alternative site locations and provide a report in support of any future proposals demonstrating how this would not be detrimental to the health of good quality trees.

For the reasons described above the proposal in its current form should be refused consent.

Comments on Representations received:

Comments are noted.

CONSULTATIONS

Engineers (Fluvial Flooding)

Southern Water Planning

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the built-up area boundary

Tree Preservation Order TPO/A/2/79

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1
PPS3

Delivering Sustainable Development
Housing

POLICY COMMENTARY

PLANNING

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

PLANNING

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality as well as that of 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 proposed application seeks permission for a large detached garage to be sited to the east of the dwelling adjacent to an existing detached garage. At present the dwelling has an integral garage and a detached double garage to the east.

The proposed garage would be comparable to the depth of the existing dwelling and almost double the size of the existing detached double garage which is considered to be of an acceptable size for the site. It is noted that the plans have been amended to reduce the height, width and depth of the garage, however the reductions in scale are minimal and not considered to be an acceptable reduction.

The overall height, depth and width of the proposed garage is considered to be excessive, appearing as a bulky and unsympathetic intrusion exaggerated by its prominent position within the street scene. Further, the agent has stated that the garage is required for the applicants car collection, however details have only been given as to the dimensions required for a single car, for which the proposal would significantly exceed.

Given the proximity of the proposed garage to an Oak tree which is covered by a preservation order (TPO/A/2/79) the Councils Arborist has been consulted and considers that the garage proposal is inappropriately close to the tree and will affect upper branch spread and the underlying root structure which could adversely impact upon the health and longevity of the tree.

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

RECOMMENDATION

REFUSE

- 1 Given the overall height, width and depth of the proposed garage it would appear as a bulky and unsympathetic intrusion in the street scene, exaggerated by its prominent position within the site. Further, no justification is given as to the requirement of this excessive structure. The proposal is therefore contrary to policy GEN7 of the Arun District Local Plan and Planning Policy Statement 1: 'Delivering Sustainable Development'.

- 2 Given the siting of the Turkey Oak tree which is important in the local landscape and subject to a Tree Preservation Order being so close to the proposed garage, the development is likely to result in significant physical damage to the tree, thereby diminishing the health, appearance and longevity of the tree in conflict with policy GEN7 of the Arun District Local Plan.