

PLANNING APPLICATION REPORT

REF NO: **A/33/11/**

LOCATION: Eagle Cottage
 High Street
 Angmering

PROPOSAL: Renewal of unimplemented planning permission A/44/08 for construction of double car port & store with extension to drive

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed car port and store measures approximately 8.7m in length, 6.3m in depth and 5.5m in height.
SITE AREA	Approximately 0.10 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has access and hedging, rear boundary has close boarded fencing 1.8m in height + conifer trees over 4m in height, east side boundary has hedging/tree screening approximately 4m in height, west side boundary has close boarded fence approximately 2m in height + shrubs/tree screening.
SITE CHARACTERISTICS	Gravel driveway located off High Street leading to a detached stable block used as a detached garage and workshop. Gravel pathway then leads to a detached two storey property with rear dormer that has previously been extended. The walls have reddish/brown brickwork, red tile hanging on upper half, white PVCu windows with a red tiled roof.
CHARACTER OF LOCALITY	Village Centre location which comprises residential properties of various styles and designs, some of notable character.

RELEVANT SITE HISTORY

A/26/04/	Alterations & extensions to existing house	Approve Cond 02-04-2004
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A/78/04/	Removal of corrugated plastic roof, replacement with slate pitched roof & reslating of existing slate roof and asbestos roof	Approve Cond 23-07-2004
A/44/08/	Construction of double car port & store with extension to drive	Approve Cond 15-05-2008
A/73/10/	Conversion of existing stable block to provide ancillary accomodation	Approve Cond 02-08-2010

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary
Building of Special Character
Abutts Conservation Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	AREA2	Conservation Areas

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

The proposed application seeks permission for the renewal of a previously approved planning application A/44/08/.

Since the previous planning approval there has been no material change in relevant planning policy to warrant a refusal for the proposed double car port and store with an extension to the drive.

The proposal is not considered to be an obtrusive form of development as its design and scale is appropriate to a residential curtilage with no detriment to the appearance of the Conservation Area.

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 The development hereby approved shall be carried out in accordance with the following approved plans:

1:1250 Plan and Drawing No. 07.698.3 Rev A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.