

Application No: A133/11

Case Officer: [REDACTED]

Planning Portal Ref:

Receipt No: P86504

Amount: £150.00

Date: 3-3-11

Cross/other ref:

Additional receipt/refund:

Amount:

Date:

Site Number(s):

Grid Reference: S07273-104241

Flood Zone: Fluvial 1-2-3A-3B

Tidal 1-2-3A-3B

Flood Zone: Natural defences Yes/No Listed Building: Yes/No

Public Sewer: Yes/No

Conservation Area: Yes/No

Technical Notes:

Labels.

Registration Notes:

~~Notified~~ Advise

History Files Y/N

APO Please tick if there are any other statements required from the following:

Affordable Housing	Open Space
Bin Storage & Collection	Parking Layout/Access
BiBiodiversity	Planning
EIA	Retail Impact
Flood Risk	Structural
Heritage	Telecommunications
Land Contamination	Transport/Travel
Landscaping	Tree
Lighting	Ventilation
Loss of Retail Use	Walls
Noise	Street Scene Elevation
Date made complete:	Signed: [REDACTED]

Dated: 3/3/11

CONSULTATIONS LIST GATSU General\consultation sheet.doc (18/02/10)

WSSC Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
WSSC Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
South Downs Joint Committee	SCB	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Government Office for the South East	MFF	
Sport England South East	SPO	
West Sussex Fire and Rescue(Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CHI/HOR/ NMP	
Landscapes	LDS	
Arboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		✓
TSU WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, PCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency - if development in a flood plain		
Southern Water - development over a public sewer or if in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Planning with a wind turbine consult NATS (use code WFC)		

Reference: A/33/11/

Category : Plan Applicat'n
Deposited : 3rd March 2011
Cross Ref :

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

Eagle Cottage High Street Angmering

Applicant:

Mr S Clark
Eagle Cottage
High Street
Angmering
West Sussex
BN16 4AH

Tel : [REDACTED]

Agent:

Mr S Clark
Eagle Cottage
High Street
Angmering
West Sussex
BN16 4AH

Tel : [REDACTED]

Case Officer : Mr P Cleveland

Decision : Approve Cond

Delegated

11th April 2011

Recommendation Report

Application No. A/33/11

Committee ☐ - Date _____

Delegated ☒

	Date	Signature
Prepared by Case Officer	8/4/11	
Agreed by Team Leader	11/4/11	
Agreed by H.O.P.S. / P.C.M. (if required)		
O.S. Extract requested		

Comments:

Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex
BN16 4EA

Your Ref:
Our Ref: A/33/11/
Please ask for:
Mr P Cleveland

6th April 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Renewal of unimplemented planning permission A/44/08 for construction of double car
port & store with extension to drive
Eagle Cottage High Street Angmering

Thank you for your internet representation made on 6th April 2011 which has been recorded
as **no objection** with the comments as follows:

No objection.

Your views will be considered before the application is determined and I shall write to inform you of
any decision made.

Please be aware that if the application is to be determined by the Council's Development Control
committee and your letter has been received at a late stage after the Agenda has been published
you will not receive a separate letter notifying you of the date of the meeting and procedures for
public speaking. In such circumstances it is recommended that you track the progress of the
application on the Council's website or telephone the Council for further information. Please be
advised that any comments you make that are not included within the Committee Agenda will be
reported to the Members of the Development Control committee. Please also be aware that only a
small number of all planning applications received go the Development Control Committee. Most
are determined under delegated powers by Officers in which case your comments will again be
considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your
comments on the internet on the Arun District Council Planning section. Please ensure that you
only provide information that you are happy will be made available in this way. If you supply
information belonging to a third party, please ensure you have their permission to do so. If you do
not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange
for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning
permission on a householder application, any representations made on the application will be
automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no
further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy



Arun District Council
Arun Civic Centre
Maltrovers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mr S Clark
Eagle Cottage
High Street
Angmering
West Sussex
BN16 4AH

Your Ref:
Our Ref : A/33/11/
Please ask for:
Mr P Cleveland

4th March 2011

Dear Mr Clark

The Town and Country Planning Act 1990 (as amended)

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

Eagle Cottage High Street Angmering

Receipt No P86504 Amount: £ 150.00

VAT Number 193 5586 24

TOTAL PAID: £ 150.00

Thank you for your recent planning application, which was accepted as a valid application on 3rd March 2011. It is being dealt with by Mr P Cleveland who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 7th April 2011 which is the end of the advertising period.

If you have not received a decision by 28th April 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

Please do not hesitate to contact us if you have any queries.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Mr S Clark
Eagle Cottage
High Street
Angmering
West Sussex
BN16 4AH

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Our Ref : A/33/11/
Please ask for:
Mr P Cleveland

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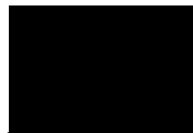
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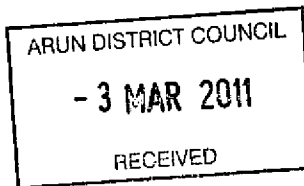
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Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy



22 February 2011

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Eagle Cottage
High Street
Angmering
West Sussex
BN16 4AH

Dear Sirs

EAGLE COTTAGE, HIGH STREET, ANGMERING

I am writing to enclose copies of the following;

1. The original and 3 further copies of the application forms for renewal of planning consent number A-44-08.
2. The original and 3 copies of the completed ownership certificate.
3. My cheque for £150.
4. Original and 3 copies of the completed Article 12 Certificate.
5. A copy of the existing planning permission under reference A/44/08 and the consented plan reference 07-698-3 Rev A

I trust you will find everything to be self explanatory and await hearing further from you in due course.



STUART J CLARK

Enc



DECISION NOTICE

Application Ref: A/44/08/

1 To Addressee

Mr Alan Baker
Baker Associates
87 High Street
Sleyning
West Sussex
BN44 3RE

2 Site Address

Eagle Cottage
High Street
Angmering

3 Description of Development

Construction of double car port & store with extension to drive

In pursuance of their powers under this Act and related Orders and Regulations the Council
PERMIT this development to be carried out in accordance with the application and plan and
subject to compliance with the conditions specified.

CONDITION 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).

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

STRUCTURE PLAN: LOC1, DEV1, CH1

LOCAL PLAN: GEN2, GEN7

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.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mrs J Chapman

Date of Decision:

15th May 2008

Date Decision Issued:

15th May 2008

Howard Cheadle

Howard Cheadle
Head of Planning & Housing Strategy

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the First Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

PLANNING APPLICATION REPORT**REF NO:** A/44/08/**LOCATION:** Eagle Cottage
High Street
Angmering**PROPOSAL:** 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 DENSITY (NET)	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

Reference	Description	Decision
-----------	-------------	----------

A/26/04/	Alterations & extensions to existing house	Approve Cond 02-04-2004
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/28/67	Alterations and new access to existing garage and new garage and store	Approve 23-02-1967
A/14/67	Chalet bungalow	Approve Cond 23-02-1967
A/169/73	New utility room	Approve Cond 08-10-1973
A/175/66	Revised access to approved building plot	Approve Cond 24-01-1967
A/200/73	New utility room and lobby	Approve Cond 17-12-1973

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

2 Letters of Objection (from same address)

The construction of the foundations for the driveway and carport would involve disturbing the topsoil and destroying the root systems of the trees, shrubs and hedging along the inside of the boundary fence of Walnut Cottage and would disturb the secluded private garden. The height of the carport is too high and will be intrusive and part of the garden will be in shade which will impact upon the plant life and character of the garden. The carport and additional parking area will significantly increase the carbon footprint of Eagle Cottage and increase the level of pollution.

Comments on Representations received:

Noted.

The proposed design and scale of the car port is considered to be acceptable within the context of the plot size. The construction of the driveway can be implemented without the need for a planning application. The trees on the neighbouring property are not covered by a Tree Preservation Order or within the Angmering Conservation Area and possible damage to the root system is not considered to be a material planning consideration. The scale and siting of the carport with regard to the distance to neighbouring properties

is not considered likely to give rise to adverse overshadowing or overbearing effect.

CONSULTATIONS

Head of Highways and Transport

Conservation Officer

Consultations responses received:

Head of Highways and Transport

From inspection of the submitted plans the proposal does not appear to affect the public highway.

Conservation Officer

This is a well designed structure that will not detract from the character or appearance of the adjacent Conservation Area.

Comments on Consultation responses:

None.

POLICY CONTEXT

Within Built Up Area Boundary

Building of Special Character

Abutts Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan LOC1

CH1

DEV1

Arun District Local Plan:

GEN2

GEN7

Locational Strategy

Character

High Quality Development

Built-up Area Boundary

The Form of New Development

PLANNING POLICY GUIDANCE

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.

CONCESSIONS

Access to the property is located off the High Street along a gravel driveway between properties Brocketts and Claverton. The proposal seeks to construct a car port and store in the rear garden of the property, create a new driveway and widen the existing access to enable vehicular access to the site.

The original plans have been amended and the substitute plans show the re-siting of the building further away from the southern boundary and have reduced the height of the building from 6m to 5.5m which is considered to be more acceptable. The proposed car port and store will be sited at the southern end of the garden with the construction of a new drive on the western boundary of the site. The properties to the east in Weavers Hill are approximately 40m from the proposal and the building will be sited approximately 3m from the neighbouring boundary to the rear Apple Trees and approximately 5m from the dwelling. This property has a single storey extension on the rear that will front the proposal.

There are no windows on the rear of the car port and as the roof slopes away at this point the roof will only be visible above the boundary fencing by approximately 700mm. With close boarded fencing approximately 2m in height and conifer trees of approximately 4m in height along this rear boundary it is not considered that the proposal would detrimentally harm the occupiers of this property by way of overbearing effect, overshadowing, loss of privacy or overlooking. The neighbouring boundary to the west of Walnut Cottage is approximately 1m from the proposal and approximately 11m from the dwelling. The western boundary has fencing of approximately 2m and shrubs/tree screening of over 3m in height. There are no windows on the west side elevation of the car port and whilst it is accepted that there may be some overshadowing to the rear garden area in the late afternoon of Walnut Trees it is not considered to be of a harmful nature to warrant a refusal.

Taking into account the above, it is not considered that the proposal would be obtrusive in the street scene, nor would it be out of keeping with the surrounding residential 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 **INFORMATIVE:**

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