

PLANNING APPLICATION REPORT

REF NO: A/71/10/

LOCATION: Courtlands
North Drive
Angmering

PROPOSAL: Construction of detached garage and front boundary wall

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The garage would measure approximately 6m x 5.5m x 3.7m high.
SITE AREA	Approximately 813 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Trees and hedging on front boundary are to be removed. Not considered worthy of being placed under a Tree Preservation Order.
BOUNDARY TREATMENT	Hedging and trees to front boundary some 3-5m high. North boundary, hedging approximately 2.5 high. Southern boundary, intermittent hedging of varying heights.
SITE CHARACTERISTICS	Detached single storey dwelling. Red brick elevations, hipped red tiled roof. Flat roof garage to the north elevation, additions to rear.
CHARACTER OF LOCALITY	Sited within a residential area, mix of types and styles of properties within close proximity. Properties within the street scene with garage forward of the principle elevations.

RELEVANT SITE HISTORY

A/146/07	Alterations & extensions to existing dwelling & new garage with relocation of existing access to highway.	Approved Cond 1-11-2007
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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

Designation applicable to site:
Within the built-up area boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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 a detached garage to be sited between the front boundary of the site and the existing single storey dwelling. It is noted that 'Fairmead' to the south of the site has had permission for a detached garage which has a higher ridge than the proposed, planning ref: A/146/07/. Other garages of a similar siting and scale are noted in the street scene, predominantly to the south of the site.

The proposed garage is to be forward of the existing dwelling and would be largely screened from the north and south of the site by the existing mature hedging. Although the existing hedging to the front of the site would be removed, the proposal is not considered to appear obtrusive within

the scene given the screening to the side boundaries. There are also similar forms of development within front gardens in the street scene with existing garages of similar designs and scale which contribute to the established character of the area.

The proposed garage would maintain a distance of some 6m from the northern boundary and some 7.2m from southern boundary. This coupled with the existing boundary treatment would mitigate unacceptable loss of amenity to the adjoining neighbouring properties by way of possible overbearing affect and loss of light.

The proposed boundary wall to the front of the site would be approximately 1.1m high. The wall would replace existing mature hedging which is varying in height, therefore given its reduced scale to the existing boundary treatment it is not considered to impact upon the spatial character and appearance of the street scene.

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 This permission relates to the following approved plans;
Drawing No. AC.10.124/01; AC.10.124/02; AC.10.124/03 and AC.10.124/04

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 The materials and finishes of the external walls and roof of the garage and boundary wall hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The garage building hereby permitted shall be used as a private domestic garage in connection with Courtlands, North Drive, Angmering only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space in accordance with policy GEN7 of the Arun District Local Plan.

- 5 **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

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.