

**PLANNING APPLICATION REPORT****REF NO:** BN/13/10/**LOCATION:** Bridge House  
Yapton Road  
Barnham**PROPOSAL:** Proposed detached double garage.**SITE AND SURROUNDINGS**

|                             |                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | As above                                                                                                                            |
| SITE AREA                   | Approximately 0.1 hectares                                                                                                          |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                 |
| TOPOGRAPHY                  | Substantially elevated from Yapton Road                                                                                             |
| TREES                       | None of any significance affected by the proposed development.                                                                      |
| BOUNDARY TREATMENT          | Embankment, close boarded fencing and mature trees and hedging to front. Mature trees and hedging to side and rear.                 |
| SITE CHARACTERISTICS        | The site is a two storey detached dwelling with brick faced and tile hung elevations, the roof is pitched with plain tiles.         |
| CHARACTER OF LOCALITY       | The site is located on a residential road of properties of various style. A railway line lies immediately to the north of the site. |

**RELEVANT SITE HISTORY**

|           |                                                                                                        |                            |
|-----------|--------------------------------------------------------------------------------------------------------|----------------------------|
| BN/16/04/ | Single storey side extension                                                                           | Approve Cond<br>27-05-2004 |
| BN/7/60   | Outline for dwelling and garage                                                                        | Refused<br>18-01-1961      |
| BN/7/60/B | Change of use to caretakers quarters                                                                   | Refused<br>14-07-1966      |
| BN/20/72  | Demolition of old chapel and erection of bungalow and garage using existing drain connection           | Refused<br>20-12-1972      |
| BN/3/73   | Outline for demolition of existing Chapel and construction of pair of semi detached houses and garages | Refused<br>11-04-1973      |

|           |                                                                                                        |                            |
|-----------|--------------------------------------------------------------------------------------------------------|----------------------------|
| BN/13/73  | Outline for demolition of existing Chapel and construction of pair of semi detached houses and garages | Refused<br>04-07-1973      |
| BN/22/73  | Dwelling house and garage                                                                              | Approve Cond<br>21-11-1973 |
| BN/7/74   | Dwelling house and garage                                                                              | Approve<br>07-08-1974      |
| BN/7/60/A | Toilets and drainage                                                                                   | Permit'd Devel             |

### REPRESENTATIONS

**Representations received:**

No Objection

**Comments on Representations received:**

Noted

### CONSULTATIONS

**Consultations responses received:**

None

**Comments on Consultation responses:**

Comments noted

### POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

Class B Road

### DEVELOPMENT PLAN POLICIES

South East Plan:

|                           |                                              |                                                       |
|---------------------------|----------------------------------------------|-------------------------------------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a><br><a href="#">GEN7</a> | Built-up Area Boundary<br>The Form of New Development |
|---------------------------|----------------------------------------------|-------------------------------------------------------|

### 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**

This application seeks planning permission for the construction of a detached double garage to the front of Bridge House, Yapton Road.

The proposed garage would measure approximately 6.2m x 6.3m, with a roof reaching a maximum height of approximately 5.4m.

The garage is to be constructed with a pitched roof, with tiles and brick faced elevations to match the existing dwelling. It is therefore considered that by reason of its scale, design and materials, the proposed garage would be in keeping with the existing dwelling.

The location of the proposed garage in the north-western corner of the site is such that it is not considered to represent an obtrusive addition to the street scene. The site is elevated quite substantially from the highway, and is well screened by an embankment, close boarded fencing and mature trees and hedging. Further, it is considered that the size of the plot is such that it can easily accommodate the proposed garage.

It is therefore considered that the proposed garage would not have a significant impact the visual amenities of the locality, or the character and appearance of the 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 This permission relates to the following approved plans; location plan, drawing no. GD/116/00/

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

- 3 **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.