PLANNING APPLICATION REPORT

REF NO: **B/17/09/**

LOCATION: Burpham House
Burpham
Arundel

PROPOSAL: Erection of Garage and Store.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The garage and store will measure approximately 7.3m x 8.9m x 3.6m high.
SITE AREA	Approximately 2181 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site is elevated from the highway.
TREES	Some hedging to be removed, not worthy of a Tree Preservation Order.
BOUNDARY TREATMENT	Approximately 4m high hedging to front and side (south-east) boundary. The front boundary is supplemented by approximately 2m high flint wall.
SITE CHARACTERISTICS	Detached 2 storey property. Flint and red brick quoin elevations, Gable red tiled roof. Detached garage to west side of property, materials matching that of the main building.
CHARACTER OF LOCALITY	Sited within the centre of the village, Conservation Area and Area of Outstanding Natural Beauty. Residential properties surrounding the site. Mix of different types and styles of properties. Public House opposite the site.

RELEVANT SITE HISTORY

B/37/02/	Childs Playhouse	Approve Cond 31-01-2003
B/5/03/	Childs playhouse to be put in different location than previously approved on application B/37/02.	Approve Cond 16-05-2003

REPRESENTATIONS

Representations received:
Burpham Parish Meeting

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

Conservation Area Advisory Committee: Objection; the quality of design is below that desired for a Conservation Area particularly in that prominent position of the site. The pantiles are inappropriate.

Comments on Consultation responses:

Comments noted. The proposed garage will not be viewed within the street scene and is therefore not considered to impact upon the Conservation Area. The design is considered to be acceptable and ensures visual integration with the main dwelling, however the use of pantiles is not considered to be acceptable and the materials to used are to be secured by way of condition.

POLICY CONTEXT

Designation applicable to site:
Outside the Built-up Area Boundary
Area of Outstanding Natural Beauty
Conservation Area
Building of Structural Character

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	AREA2	Conservation Areas
	AREA9	Area of Outstanding Natural Beauty
	GEN22	Buildings or Structures of Character

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 and particularly with regard to the character and appearance of the Conservation Area.

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.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:
Where the building is located in a Conservation Area, Section 71(1) of the Act states:
In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
The proposal is considered to comply with these criteria in that it is not considered to materially affect the character of the Conservation 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 proposal seeks permission for a detached garage/store to be located to the north east of the dwelling. The proposal will not be viewed within the street scene given the boundary treatment of some 4m high enclosing the site, and therefore it will not impact upon the surrounding Conservation Area or Area of Outstanding Natural Beauty.

The proposed garage is to be approximately 1.6m at a minimum from the boundary adjoining No.82 The Street. A line drawn at 45 degrees from an approximate measurement of the neighbouring window of No.82 is not affected by the proposed garage. The proposal site is on a higher level than the neighbouring site, however the boundary is formed of mature hedging of some 4m high which is considered to screen the garage from No.82 mitigating any unacceptable loss of amenity to the neighbouring property.

The design and scale of the proposed building is considered to relate sympathetically to the main dwelling and the site is considered to be of an adequate scale to accommodate the proposal, however the use of pantiles for the roof does not relate to the existing building, therefore to ensure sympathetic materials are used for the roof of the garage a condition is to be attached to the approval requiring a schedule of materials to be used for the roof slopes.

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. 09.1331/01; 09.1331/02; and 09.1331/03.

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 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: GEN3, GEN7, AREA2, AREA9

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.