

PLANNING APPLICATION REPORT

REF NO: CL/17/10/

LOCATION: Woodhatch
Clapham Common
Clapham

PROPOSAL: New detached double garage with games room over.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed building would measure approximately 7.5 metres in width and depth and 6.4 metres in height.
SITE AREA	Approximately 5410 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The site of the proposed development is surrounded and overhung by a dense array of mature trees. The applicant has indicated that no trees will be impacted by the development. The trees are not subject to a Preservation order, nor are they within a Conservation Area.
BOUNDARY TREATMENT	The site boundary is maintained by trees and approximately 1 metre high timber post and rail fencing.
SITE CHARACTERISTICS	The site is occupied by a detached two-storey dwelling which has painted render elevation walls and a tiled hipped roof. Various alterations and extensions have been made to the original dwelling, including a two-storey side extension and a single-storey rear extension. There is a pitched roof detached double garage to the east of the dwelling and a detached single-storey store building with hard surfaced access to the west of the dwelling which would be removed to accommodate the proposal.
CHARACTER OF LOCALITY	The site is located at the end of a residential cul-de-sac outside of the built-up area. No buildings can be seen from the cul-de-sac as the site is accessed by a private driveway which is surrounded by dense woodland. The woodland also surrounds the site and occupies much of its area. To the immediate north of the site is a County Council Highways and Transport depot whilst to the south is further woodland. A public footpath passes along the western boundary of the site. The site is within the South Downs National Park.

RELEVANT SITE HISTORY

CL/12/05/	Ground and first floor extensions	Approve Cond 26-10-2005
CL/13/73	Single storey extension making existing house into 2 dwelling units - Renovation of existing dormer window	Approve Cond 19-11-1973

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

Within National Park

Restrictive Planning Condition: CL/12/05/ Condition 3: The accommodation shall be occupied solely for purposes incidental to the occupation and enjoyment of Woodhatch as a dwelling and shall not be used as a separate unit of accommodation.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3 GEN7	Protection of the Countryside The Form of New Development
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PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to the visual quality of the surrounding National Park 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, with particular regard to the fact that it lies within the South Downs National Park, 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 proposal will involve the erection of a fairly sizable detached building to the west of the existing dwelling. However, it is considered that the visual impact of the building will be negligible due to it being set well back from the highway and surrounded by dense woodland of mature trees which will screen it from view and preserve the rural character of the surrounding area which is within the South Downs National Park.

It is considered that the design and scale of the proposal relate sympathetically towards the existing dwelling. The use of a pitched roof will compliment the pitched roof of the existing dwelling as will the finishing of the external walls with painted render. The modest height of the proposal, in comparison with the main dwelling, will ensure visual subservience to it is maintained.

With regards to impact on residential amenities, the proposal is considered to be positioned well away from neighbouring dwellings, of a modest height, and well screened by existing woodland and, therefore, it is considered that it would not appear overbearing, nor would it bring about harmful levels of overshadowing or overlooking towards neighbouring properties.

It is noted that the proposed building is fairly large and contains two floors, it is therefore considered to be prudent to attach a condition restricting the use of the building to that which is incidental to the occupation and enjoyment of Woodhatch as a dwelling to ensure that it can not be used as a separate unit of accommodation as this would be out of keeping with the rural nature of the surrounding area as defined by Arun District Local Plan Policy GEN3.

It is therefore recommended that the application is 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:-

1:500 Site Plan & 1:200 Roof Plan;

Garage Proposals 01

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 double garage and games room over, hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Woodhatch as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN3, GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site, would lead to an unsatisfactory relationship between independent dwellings and would be contradictory to planning policy for development of dwellings outside of the built-up area.

- 4 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 National Park and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.