

PLANNING APPLICATION REPORT**REF NO:** EG/1/11/**LOCATION:** 25 Elm Grove
Barnham**PROPOSAL:** Single storey double garage**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The timber single storey double garage will measure approximately 5.5m in width, 5.2m in depth by 3.8m (maximum) in height.
SITE AREA	Approximately 992 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front has hedging approximately 1.5m in height with ranch type wooden gates, side boundaries close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with detached pitched roof garage on western side. The property has brickwork painted cream, white window frames with a grey tiled roof.
CHARACTER OF LOCALITY	Residential comprising mixture of detached two storey properties, chalet and detached bungalows of various styles and designs.

RELEVANT SITE HISTORY

EG/17/06/	Ground floor kitchen, bedroom, shower, W.C and lobby extension	Approve Cond 28-03-2006
EG/2/55	Bungalow	Approve 30-03-1955
EG/2/55/A	Revised application bungalow	Approve Cond 20-06-1955
EG/2/55/B	Garage	Permit'd Devel

REPRESENTATIONS

Representations received:

Eastergate Parish Council
Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

within the Built Up Area Boundary
No Public Sewer
PDR on EG/17/06

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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 detached bungalow is set back from the front of the site by approximately 13m and the application seeks to construct a single storey double garage to the front of the site in the north east corner adjacent to the neighbouring boundary.

The proposed structure will be sited approximately 2m from the front of the site and 0.5m from the eastern side boundary. It will measure approximately 5.5m in width, 5.2m in depth with a maximum height of 3.8m and will be constructed of timber with timber cladding and a tiled roof.

The properties along Elm Grove are staggered in appearance and the properties each side of the application site are set forward of No 25. It is not considered that the siting would detrimentally harm the occupiers of No 24 and 26 by way of overbearing affect.

There are various properties within Elm Grove that have garages or car ports forward of the property adjacent to the front boundary namely Nos 27, 30 and 32 and the property opposite the site Woodlands has a car port which is sited to the front boundary.

The garage although single storey in height will be visible above the hedging to the front of the site but due to its rustic appearance it is not considered that the structure would be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, 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 The development hereby approved shall be carried out in accordance with the following approved plans: Site 1:200/Block 1:500 Drg No 4412/1A, Floor Drg No 4412/2 received on 21st January 2011, Elevations Drg No 4412/3 Rev A received on 28th February 2011.

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 31 Development Management Procedure Order 2010

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 31 and full reasons appear in the Officer report.