Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: **EG/1/14/**

LOCATION: Wanley Lodge
Wandleys Lane
Eastergate

PROPOSAL: New timber clad caravan/camper/trailer store with pitched gabled roof and driveway widening

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed structure measures approximately 6.2m x 7.2m and 4.4m (maximum) in height.
SITE AREA	Approximately 0.16 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Slightly uphill from road.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front boundary has raised bank screened by close boarded fencing + hedging approximately 2m in height, west side boundary has close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached two storey dwelling with dormers. The property has painted brickwork yellow in colour with clay tiled roof and white window frames. The detached garage to rear of property adjacent to proposal has a pitched roof with dormers on west side, clay tiled roof with wood cladding on upper level.
CHARACTER OF LOCALITY	Rural location with mixture of detached properties.

RELEVANT SITE HISTORY

EG/34/99/	Extention to side and rear to provide replacement kitchen & bathroom with additional bedrooms	ApproveConditionally 15-06-1999
EG/92/99/	Replacement double garage with home office/hobby room above	ApproveConditionally 17-02-2000
EG/87/04/	Replacement double garage with home office & hobby room above & home gym below	ApproveConditionally 16-09-2004

EG/87/05/	Conservatory to south elevation	ApproveConditionally 22-11-2005
EG/27/08/	Two storey extension to north elevation to provide bedrooms, new study and enlarged master bedroom.	ApproveConditionally 20-06-2008
EG/42/69	Garage and access	Approve 10-09-1969

REPRESENTATIONS

Representations received:

Eastergate Parish Council
Awaited

1 Letter of Rep
We are the adjacent property to Wanleys Lodge and share a boundary and have no objection to the application being made.

Comments on Representations received:

Comments noted

CONSULTATIONS

WSCC Strategic Planning
Council's Arboriculturist

Consultations responses received:

County Highways
The application seeks approval for the construction of a new winter store for a campervan/caravan with associated widening of the existing access to cater for this. From inspection of the plans and information provided, it is proposed to widen the existing access by 900mm to the east to allow for easier manoeuvres for larger vehicles. No concerns to this would be raised from a highway safety perspective.

The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to determine whether a license for the site access works is required. Phone: 01243 642105.

Parks and Greenspace
The proposal has no landscape implications so no objections.

Comments on Consultation responses:

Highway comments noted
If approved, an informative will be placed on any decision regarding site access works.

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary
Area of Special Control for Advertisements

No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
Publication Version of the Local Plan - Excluding the Spatial Portrait, Employment, Housing Allocations, Transport, Monitoring and Implementation sections (February 2014):	C SP1 Countryside D DM1 Aspects of Form and Quality	

PLANNING POLICY GUIDANCE

	NPPF	National Planning Policy Framework

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.

The Development Plan consists of the Arun District Local Plan 2003.

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework. It should be noted that the NPPF states that weight is given to individual policies and not to the plan as a whole.

NPPF Paragraph 216 confirms that weight can be given to policies in emerging plans following publication. The Council agreed the majority of the Arun Local Plan in February 2014 (Publication Version) and this is a material consideration in the determination of this planning application. The remaining chapters of the Local Plan namely: the Spatial Portrait, Employment & Enterprise, Housing Allocations, Transport, Monitoring and Implementation will be considered for publication at a later meeting of Full Council. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place. The chapters that have been published will undergo public consultation alongside the remaining chapters when they have been agreed. The weight given to the current published policies can be significant depending:
? the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
? the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);
? the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
The policies within this published version of the plan are at an advanced stage as they have been agreed by Full Council for regulation 19 consultation, they have been subject to independent audit and are considered to meet the NPPF and there are no known significant unresolved issues arising from regulation 18 consultation for the published policies.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place once the remaining chapters / policies have been published.

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 application seeks to construct a pitched roof structure which will be used for the storage of caravan, camper and trailer with widening of the driveway.

The site is of a substantial size and the dwelling is sited to the eastern side with driveway and access to the garage on the southern side. The southern side boundary has a raised bank with drainage ditch and the pitched roof garage with side dormers is set back from the highway by approximately 7m. Adjacent to the garage on the western side there are two portable structures which are currently used for the storage of a trailer and camper van. The application seeks to replace these portable structures with a purpose built open fronted structure which has been designed to replicate the pitched roof garage. The new structure will be sited to the southern side and western side boundary and approximately 2.5m from the highway. The structure which has a pitched roof will be supported on a steel frame and timber clad with a clay tiled roof.

The existing gate brick pier is to be rebuilt to widen the existing gateway by 900mm with the installation of a new pedestrian hardwood gate and the existing driveway is to be widened to provide sufficient turning space for caravan with block paving to match the existing. There are existing drainage channels allowing any surface water to be discharged into existing drainage channels.

The proposal will be visible above the boundary fencing on the southern side, however, there is a mature tree sited to the front and this will partially obscure the structure when in full bloom. The use of timber cladding is of a rustic appearance and will not detract from the surrounding rural area.

With regard to residential amenity the neighbouring property to the west Barncroft and property to

the north Wanley House are sited approximately 60m away so the proposal will not be readily visible to the occupiers.

The proposal would be a significant improvement on the existing structures and although visible to the front above the boundary fencing it is not considered to have a significant impact on the visual amenities of the locality or have an adverse impact on the residential amenities of the occupiers of the neighbouring properties.

It is therefore recommended to approve the application subject to conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal a neutral impact has been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

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: Existing Location/Block/Floor & Elevations Drg No 101/09/PL-01 received on 9th January 2014, Proposed Location/Block/Floor & Elevations Drg No 101/09/PL-02 Rev B received on 19th February 2014.

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: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.