APPLICATION REF: EG/23/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	New garage, Rose Haven, 30 Elm Grove, Barnham

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed garage will measure approximately 5.9m in length, 6.3m in depth and will be 4.3m (maximum) in height.
SITE AREA	Approximately 0.13 hectare.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominantly flat.
TREES	1 Silver Birch and 1 Pear tree within the site. The Silver Birch tree is to be felled but not of any significance.
BOUNDARY TREATMENT	Mature hedging to front boundary approximately 1.5m in height, mature hedging and fencing approximately 1.8m in height to rear boundaries.
SITE CHARACTERISTICS	Detached chalet style property with front dormer with flat roof integral garage. The walls are rendered painted cream with brownish/red roof tiles.
CHARACTER OF LOCALITY	Residential road comprising detached chalet style properties and detached properties of various styles and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/6/69	Car port.	Approved/Conditionally 12-03-1969.
EG/22/73	Garage additions.	Approved 09-05-1973.
EG/60/06	Alterations to existing front dormer, pitched roof and porch to existing garage at front, two storey rear extension and conservatory to rear.	Approved/Conditionally 23-08-2006.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Objection – the development is in front of the building line.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN7

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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Noted – Although the garage is forward of the property there are several garages and car ports in the vicinity and it is not considered that the proposal would be obtrusive in the street scene.

ASSESSMENT OF PROPOSAL

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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding residential 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 proposed garage is to be sited to the front north west of the site and will be set back from the front boundary by approximately 1m and the design, size and height is not out of keeping with the existing dwelling. The area is characterized by garages and car ports that are forward of the dwellings and the neighbouring property No 32 has a double garage to the front of the site.

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CONCLUSIONS

The neighbouring property to the west No 31 is approximately 4m from the proposal. With the absence of windows on the west side elevation it is not considered that the proposal would cause detrimental harm to this property by way of overbearing effect, overlooking or loss of privacy but may cause some overshadowing to the front garden area in the late afternoon but not so significant to warrant an objection.

Furthermore, due to the existence of garages and car ports forward of the dwellings in the vicinity and adequate boundary screening it is not considered that the proposal would be obtrusive in the context of the street scene, nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that the application be approved, subject to the following condition.

EASTERGATE EG/23/07/

New garage

Rose Haven
30 Elm Grove
Barnham

RECOMMENDATION

Approve Conditions

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 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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: 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.