

PLANNING APPLICATION REPORT

REF NO: EG/3/10/

LOCATION: 43 Downview Road
Barnham

PROPOSAL: Erection of garage at front of bungalow.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 500 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging approximately 2m high to side. Predominantly open to front.
SITE CHARACTERISTICS	The site is a single storey detached dwelling with cream painted brick elevations and cladding to the upper part of the gable over the garage roof.
CHARACTER OF LOCALITY	The site located within a private residential road, of predominantly detached properties of various style.

RELEVANT SITE HISTORY

EG/1/63	Detailed plans for bungalow and garage	Approve 06-03-1963
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REPRESENTATIONS

Representations received:

Eastergate Parish council: Awaited

Six letters of objection, raising the following points:

The property is situated in a narrow cul-de-sac where a large proportion of the edge of the road is driveway access to houses rather than available parking spaces.

The hammerhead at the end of the cul-de-sac is privately owned by three of the properties and is therefore not available for parking use by the property concerned.

The properties in the cul-de-sac are all set back from the road and the garage will intrude well in front of the current building line and will detract from the appearance of the area.

It will set a very negative precedent of encroachment.

This will inevitably produce parking problems and overspill onto the front of other residents' properties, losing the ability to turn any vehicle in that area.

Comments on Representations received:

Noted. Land ownership is not a material planning consideration. Please refer to 'Conclusions' section of the Officer's report with regards to impact on parking and the character of the area.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	DEV19	Extensions to existing residential buildings

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.

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

Principle

This application seeks to construct an extension to the front of 43 Downview Road, to provide garage accommodation. The existing garage is to be converted to provide an additional bedroom.

The proposed extension would measure approximately 3.5m in width, 4.9m in depth, and would have a pitched roof reaching a maximum height of approximately 3.5m.

Visual Amenity

The roof of the proposed extension would be flush with that of the existing garage. It is therefore considered that by reason of its siting, scale and design, the proposed extension would be in keeping with the existing dwelling. Indeed, the appearance of the front elevation would remain unchanged. Furthermore, the site is located in the corner of a small cul-de-sac, and does not occupy a prominent position in the street scene.

Residential Amenity

It is appreciated that the extension would result in a reasonably extensive projecting element on the western side of the site. However this would be largely screened by the 2m hedging on the western boundary. Furthermore, the single storey nature of the proposed development and its distance from the western boundary (1.395m) is such that it is not considered to have a significant impact on the residential amenities of the occupiers of the adjacent property, 'The Cees'.

Car Parking

It is noted that concern has been raised with regards to the possibility of displaced parking. Essentially it is the conversion of the garage to a bedroom which results in the loss of a car parking space, and this in itself does not require planning permission. Therefore the application cannot be refused on these grounds. Off street parking would still be available on the site; a garage would be reinstated and a driveway would remain.

Summary

It is considered that the proposed development would not have a materially adverse impact on the residential or visual amenities of the locality. 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; DWG 3 and DWG 2, received 19th January 2010.

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 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: GEN2, GEN7, DEV19

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.