PLANNING APPLICATION REPORT

REF NO: **EG/53/10/**

LOCATION: 29 Stempswood Way
Barnham

PROPOSAL: Block paving to front garden.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 200 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is open to the highway.
SITE CHARACTERISTICS	Two storey detached dwelling with integral garage, conservatory on rear. Front extension is in the course of construction. The property has red brickwork with white shiplap on upper level, brown tiled roof.
CHARACTER OF LOCALITY	Residential comprising two storey properties of similar style and design with terraced properties to north of site.

RELEVANT SITE HISTORY

EG/74/09/	Single storey front extension & garage conversion	Approve Cond 05-02-2010

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 Built Up Area Boundary

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

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

At the time of the officer's visit the front extension which was approved under EG/74/09 was in the course of construction and the front of the site was enclosed by mesh fencing.

As from 1st October 2008 the permitted development rights that allow householders to pave their front gardens with hardstanding or impermeable driveways without planning permission has changed. In order to reduce the impact of this type of development on flooding and on pollution of water courses a planning application is required if the area is over 5 square metres.

The front garden is open to the highway and the application seeks to resurface the front garden which is an area of approximately 63 square metres with block paving which replaces a concrete driveway and lawn. The applicant is registered disabled and the proposed paving will improve the access to the front and side.

The block paving which will be red with a charcoal edging will have a herringbone design and will be set out 45 degrees from the front wall of the house and laid to fall towards a drainage gulley

and soakaway. The neighbouring properties 27 and 28 each side of No 29 have paved driveways and in the immediate vicinity No 1 has a paved driveway.

It is not considered that the paving would detrimentally harm the visual appearance of the property or would be out of character and appearance with the surrounding residential area.

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: Location/Block Drg No 2456-02 Revision C received on 19th July 2010, paving details received on 9th August 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

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.