

EG/65/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Removal of unimplemented permission EG/68/02 for Refurbishment and upgrading of existing outbuilding to provide ancillary accommodation to Boweries. Boweries, Barnham Road, Eastergate.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for refurbishment of an existing outbuilding to provide a bedroom (games room/sitting area), kitchen and wc/lobby. The building is single storey and is located 3m from the dwelling.
SITE AREA	570 sq.m. approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected.
BOUNDARY TREATMENT	To field to side wire fencing. To Barnham Lane earth bund.
SITE CHARACTERISTICS	Detached dwelling. Several buildings on eastern boundary used for stabling. Outbuilding subject of application used as stables. Timber extension on east side for hay storage. Windows and doors - existing. Double doors to be added in place of one window in rear elevation and proposal involves extension.
CHARACTER OF LOCALITY	Rural.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EG/26/73	Games room extension to residential property.	Approved 6 th June 1973
EG/68/02	Refurbishment and upgrading of existing outbuilding to provide ancillary accommodation to Boweries.	Approved Conditionally 3 rd January 2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Eastergate Parish Council	Awaited
Local Groups	None
Other	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection in principle - Conditions suggested.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Class 'B' Road Area of Special Control for Adverts Liable to Flood

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1 Arun District Local Plan : GEN3, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS 1 - General Policy and Principles PPS 7 - Sustainable Development in Rural Areas

POLICY COMMENTARY

The above policies combine to describe the Development Control criteria against which the application will be assessed particularly with regard to the character of the area and residential amenities.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effects on either visual or residential amenity.
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EG/65/07**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

This application is a re-submission of an unimplemented earlier approval. There has been no change in Policy since the determination of the previous application.

The conversion of existing buildings on the site together with the small extensions, would have no adverse effect on the rural character of the area. The building would not be obtrusive in the landscape. The alterations and extension would be in keeping with the existing buildings in terms of materials and design. The extension would be visually subservient to the main dwelling.

The building is located within 3m of the dwelling and linked by a gateway to the front of the existing dwelling. It would, therefore, be appropriate for ancillary use given its close proximity to the main dwelling.

There would be no materially adverse effect on residential amenity given that no residential properties adjoin the site.

The application is, therefore, recommended for approval subject to the Conditions set out overleaf.

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

EG/65/07/

RECOMMENDATION

Application Ref: EG/65/07/

1**To Addressee****2****Site Address**

Boweries
Barnham Road
Eastergate

3**Description of Development**

Renewal of Unimplemented Permission EG/68/02/ for refurbishment & up grading of existing outbuilding to provide ancillary accommodation to Boweries.

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In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.



RECOMMENDATION

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CONDITION 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).

CONDITION 2 The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 The accommodation ^{and ancillary} hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Boweries as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

CONDITION 4 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To ensure the site is satisfactorily drained and prevent pollution of the water environment in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 and GEN9 of the Arun District Local Plan.

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: LOC2,DEV1,

LOCAL PLAN: GEN3,GEN7,DEV19

NATIONAL POLICIES: PPS1,PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mrs A Gardner

*X Changed
On 02/11/16
30/10/07 JP*