

PLANNING APPLICATION REPORT**REF NO:** EP/56/11/**LOCATION:** Dormice
28a Manor Road
East Preston**PROPOSAL:** Garage conversion and new window to west elevation**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal will not involve any extension being made to the existing dwelling and, therefore, its footprint will remain as current.
SITE AREA	Approximately 385 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. There is fencing and hedging up to approximately 2 metres in height on the side and rear boundaries.
SITE CHARACTERISTICS	The site is occupied by a detached chalet style dwelling that has brown brick elevation walls and a tiled, hipped roof which contains dormers to the front and rear. The building possesses an integral garage. There is a single-storey extension to the rear.
CHARACTER OF LOCALITY	The site is located on a residential road which is flanked by dwellings of a variety of designs and scales with no formal pattern in evidence. Buildings are generally set back from the road and have open frontages, helping to soften their visual impact and prevent them from appearing overbearing on what is a narrow road.

RELEVANT SITE HISTORY

EP/11/93	New single detached chalet.	Approve Cond 16-06-1993
EP/1/95	Proposed porch to east elevation	Approve Cond 07-02-1995

REPRESENTATIONS

Representations received:

East Preston Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Permitted Development Restriction: EP/11/93

Condition 5 - All land used for parking, garaging and turning of vehicles shall be used for no other purpose.

Condition 9 - No extensions or alterations to be made unless permission granted by the Local Planning Authority.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

SUPPLEMENTARY POLICY GUIDANCE

EPDS

East Preston Village Design Statement by E P Parish Council

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

The proposal will not alter the size or footprint of the existing dwelling and, as such, will have no impact upon the spatial characteristics of the surrounding area. The cosmetic changes in appearance, being the replacement of the existing garage door with ground floor windows and a new window to the west elevation, are not considered to result in the loss of any distinctive features nor will they substantially alter the appearance of the dwelling which will appear perfectly in-keeping with surrounding residential development which consists of a mixture of dwelling types.

It is noted that permitted development restrictions were attached to the original planning approval for the dwelling (EP/56/11) to prohibit the use of the garage for any other purpose in the interests of providing a suitable amount of parking. It is noted that there is a driveway to the front of the garage with room for at least two parked cars and it is considered that this feature will provide ample parking space in the absence of the garage which is to be converted. It should also be noted that this space cannot be used for any purpose other than for the parking of vehicles due to the aforementioned permitted development restriction.

With regards to the amenities of neighbouring residents, the fact that the proposal will not involve any changes in the size, footprint or mass of the existing dwelling will ensure that it will not result in any unacceptable impact by way of appear overbearing or from causing unacceptable levels of overshadowing. New windows to the front of the dwelling will look towards the highway whilst views towards neighbouring property from the proposed window on the western elevation will be obstructed by existing site boundary treatment and, therefore, will not be intrusive.

It is therefore recommended that the application is 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

1a;
2a;
3;
4;
5a;
6;

Reason: For the avoidance of doubt and in the interests of amenity and the environment

in accordance with GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls of the alteration hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

SUPPLEMENTARY PLANNING DOCUMENT: East Preston Village Design Statement

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.