

PLANNING APPLICATION REPORT

REF NO: FG/25/11/

LOCATION: 9 Beehive Lane
Ferring

PROPOSAL: Demolish existing and erect new garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The garage would measure approximately 7.3m in depth x 2.9m in width x 3.1m in overall height.
SITE AREA	Approximately 465 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Timber fence existing to west boundary approximately 1.5m in height, increasing to 1.8m in height to the rear.
SITE CHARACTERISTICS	Detached single storey dwelling. Red brick elevations with UPVC cladding to gable ends. Pantiled roof. Detached garage to the rear of the dwelling abutting the western boundary.
CHARACTER OF LOCALITY	sited within a residential area, characterised by various types and styles of detached dwellings. Property to the east 7b maintains an approximate distance of 2m from the shared boundary with an existing driveway to the side of the dwelling leading to a garage to the rear of building. Ground floor bedroom window facing application site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

PLANNING

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

PLANNING

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 application seeks permission for a replacement garage to the west elevation of the dwelling. The existing detached garage which is to be replaced is built-up to the west boundary of the site shared with 7b Beehive Lane.

The proposed garage would be partly visible within the street scene, however given its design and scale together with the principle of the existing garage, the proposal is not considered to appear out of keeping with the locality nor would it detract from the appearance of the existing dwelling.

The proposal would fail to comply with the councils adopted 45 degree rule, however only the rear most corner of the proposed garage would conflict with this rule. It is therefore considered that given the single storey nature of the garage coupled with a distance of some 4.5m being maintained between the side (east) elevation of 7b, that the garage would not result in demonstrable loss of amenity to the neighbouring property by way of an overbearing affect or loss of light.

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 The development hereby approved shall be carried out in accordance with the following approved plans:

1:1250 Plan; Drawing No. 1102/01/01; 1102/01/02; 1102/01/04 and 1102/01/03.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings shall be formed in the west wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies GEN7, DEV19 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, DEV19

NATIONAL POLICIES: PPS1

FG/25/11/

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