FG/85/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Proposed garage extension and alterations to existing property 14 Glenbarrie Way, Ferring

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The garage extension would be to the rear of existing extension measuring 4.5m. x 2.85m. with a height of approximately 2.6m. (Where the alteration will be to the existing dwellinghouse to change an existing door opening in the west elevation to a window, this does not need planning permission.)
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	Cypresses types to rear section of garden not affected by the proposal.
BOUNDARY TREATMENT	Approximately 1.8m. high fencing adjoins to side rear boundaries. Adjoining property's garage or sheds abut boundaries to side to No. 16 Glenbarrie Way and forms a section of boundary approximately 2.2m. high.
SITE CHARACTERISTICS	Semi detached bungalow with rear conservatory and side garage abutting No. 16 Glenbarrie Way.
CHARACTER OF LOCALITY	Residential, characterised by predominantly semi detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to outline the relevant criteria against which this application will be considered in particular with regard to visual and residential amenity.

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:-

"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 does not cause unacceptable harm to neighbouring residential amenities or visual outlook.

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 garage extension will be no higher than that existing and will be of a similar design. It will be accommodated very close to the boundary. of No. 16 as is the existing garage. The adjoining property (No. 16) has a garage or workshop extension on this elevation and therefore it will not look visually intrusive onto that property.

It is considered that the proposal is very minor in nature and therefore it is recommended that

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CONCLUSIONS

the application be approved subject to the conditions set out overleaf.

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: FG/85/07/

1 **To Addressee**

2 **Site Address**

14 Glenbarrie Way
Ferring

3 **Description of Development**

Proposed garage extension and alterations to existing property.

4 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 of the building 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.

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: DEV1

LOCAL PLAN: 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.

Case Officer: Ms E E Hearsey