**APPLICATION REF: FG/8/06/**

## PLANNING APPLICATION REPORT

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|---|---|---|
| DESCRIPTION/ ADDRESS | - | Double garage.<br>2 Alderney Road, Ferring. |

### THE SITE AND ITS SURROUNDINGS

| | |
|---|---|
| DESCRIPTION OF APPLICATION | As above. The proposal would involve the addition of a single storey double garage to the front north westerly corner of the site. It would be 6.09m in width, 5.9m in depth and 4.3m in height with a pitched roof. |
| SITE AREA | 0.075 hectares approximately. |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A |
| TOPOGRAPHY | Predominately flat. |
| TREES | None of any significance affected. |
| BOUNDARY TREATMENT | As viewed from Jersey Road frontage, site well screened. Hedging and tree coverage approximately 4/5m in height, lowering to 2/3m in places. 1.5m fencing and hedging to remainder. Open frontage. |
| SITE CHARACTERISTICS | Detached bungalow. The dwelling has light coloured brick walls and a red/brown coloured tiled roof. Corner plot. Large detached summerhouse/shed building within rear garden. |
| CHARACTER OF LOCALITY | Residential area. Characterised by detached bungalows of similar style and appearance. |

### RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| FG/31/58/ | Single storey dwelling. | Approved 06-06-1958. |
| FG/67/04/ | Removal of an existing garage and erection of two single storey extensions and conservatory. | Approved Conditionally 18-06-2004. |

### REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Ferring Parish Council | Objection:<br>The proposed structure by way of size and location would obstruct vehicular sightlines at what is already a busy and dangerous corner. |
| LOCAL GROUPS | None. |
| Two letters of Objection | Highway Safety;<br>Block sight lines for drivers;<br>Exceed the existing building line;<br>Obtrusive development. |

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**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| County Surveyor | Alderney Road forms part of the Private Street Network within Ferring Parish.<br><br>The proposed double garage will not obstruct visibility from the junction of Alderney Road with Jersey Road. Visibility at this junction is obscured, but the existing roadside hedge causes this obstruction. According to the Application Plans, this hedge is not within the Applicant's control. The site boundary runs parallel and to the east of the existing drain, and the proposed garage will abut that boundary. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>No Public Sewer |

**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan : LOC1, DEV1, CH1
Arun District Local Plan : GEN7

**PLANNING POLICY GUIDANCE**

PPS1 - Delivering Sustainable Development
PPG13 - Transport

**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.

**COMMENT ON CONSULTATION RESPONSES**

The comments of County Highways are noted. It is agreed that the boundary hedge is outside the application site and therefore not within the applicant's control.

**COMMENT ON REPRESENTATIONS RECEIVED**

Noted. County Highways had been consulted on the matter and has confirmed that although visibility at this junction is obscured, it is the existing roadside hedge that causes this obstruction. It is noted that this hedge is outside the application site and therefore not within the applicants control.

It is not considered that the proposed garage, by reason of its size and location would obstruct vehicular sightlines. County Highways reiterate this view.

Further, within planning legislation, there is no such thing as a building line.

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## 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 would have no materially adverse effect on the visual amenities of the locality or the residential amenities of 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 would involve the addition of a single storey double garage to the front north westerly corner of the site. The proposed garage would be set back 1m from the front boundary. It is noted that the site has an open frontage, with tree coverage along the west boundary.

The front of the site is bordered by Jersey Road to the west side, Alderney Road to the north and a neighbouring front garden to the east. It is considered that the proposed garage would be of a modest scale and form, with a shallow pitched roof. Although located forward of the property, the proposed development would be well screened to the west side by the existing boundary hedge. It would be visible from Alderney Road, however due to the single storey nature of the proposal together with the modest scale and form of the development, it is not considered that it would appear obtrusive in the context of the street scene, and nor would it conflict with the established character of the surrounding residential area.

In addition, County Highways have made no objection to the application. It is considered that the proposed double garage would not obstruct visibility from the junction of Alderney Road with Jersey Road, rather visibility at this junction is obscured by the existing roadside hedge. It is noted that the boundary hedge is outside the red edge indicated on the submitted plan and therefore outside the applicants control.

It is concluded that the proposed development would represent an acceptable form of development that would not detract from the character of the surrounding area.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

ARUN DISTRICT COUNCIL:FG/8/06/ 02/02/2006

**FERRING** FG/8/06/

Double garage

2 Alderney Road
Ferring

**RECOMMENDATION**

**Approve Conditions**

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 building hereby permitted shall be used as a private domestic garage in connection with 2 Alderney Road, Ferring only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 INFORMATIVE:

The applicant is advised that the proposed works shall not adversely affect the drain located to the west side of the site.

# *REPORT UPDATE*

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|---|---|
| **Application No :** | FG/8/06/ |
| **Agenda Page No :** | 78-82 |

**Reason for the Update**

- Informative

An informative has been added, at the request of the District Councils Engineers.

**Officer Comment:**

A copy of the revised recommendation sheet is attached.

**Note: Changes to recommendations, conditions and/or reasons for approval will always be accompanied by a new replacement recommendation sheet.**