

PLANNING APPLICATION REPORT

REF NO: **FN/48/10/**

LOCATION: 43 Cross Lane
Findon

PROPOSAL: Demolition of existing prefabricated detached garage and timber shed and erection of replacement detached garage with workshop.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The garage and workshop building would measure approximately 12.5m in depth x 3.7m in width x 3.8m in height.
SITE AREA	Approximately 583 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes up steeply from highway.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	North and east boundary formed of timber fencing approximately 1.8m in height. Southern boundary formed of mature hedging and trees, some 3-4m in height.
SITE CHARACTERISTICS	Semi detached 2 storey dwelling, red brick elevations, 1/2 hipped red riled roof, gable section to front elevation with hanging red tiles. Detached prefabricated detached garage and shed to rear of dwelling close to southern boundary.
CHARACTER OF LOCALITY	Sited within the South Downs National Park, residential area with a mix of types and styles of dwellings within close proximity. Dwellings set back from highway, green appearance to the street scene. No.45 to the south of the site has a doctors surgery at 1st floor level and a residential flat at ground floor level.

RELEVANT SITE HISTORY

FN/56/89	Conversion and extension of existing semi-detached house and garage to form 2 no. flats with additional off-street parking.	Refused 13-11-1989 Appeal: Dismissed 06 09 1990
FN/46/95	First floor rear extension	Approve Cond 02-10-1995

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:
Outside the built-up area boundary
National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3 GEN7	Protection of the Countryside The Form of New Development
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PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

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 proposed application seeks permission for a single storey garage and workshop building to replace an existing flat roof garage and timber shed. The site is located within the South Downs National Park.

The proposed garage given its rear location and the topography of the land would only be partly viewed within the street scene. The front elevation would be gabled to match the design and appearance of the host dwelling ensuring the building appears in-keeping with character and appearance of the surrounding South Downs National Park.

In residential amenity terms the southern flank wall of the building needs to be considered. The proposed building would maintain a distance of some 800mm from the southern boundary and the flank wall would extend some 12.5m along this boundary. However, it is noted that there is existing buildings close to the boundary. This together with the orientation of the neighbouring building No.45 Cross Lane and the single storey nature of the structure would ensure that it does not result in unacceptable loss of amenity to the neighbouring dwelling by way of the overbearing affect and loss of light. Further the mature hedging forming the boundary would be of a similar height to that proposed which would largely screen the garage which would also minimise its impact.

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 This permission relates to the following approved plans:
1:1250 Location Plan; Drawing No. WILKINS 03; WILKINS 01; and WILKINS 02.

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 garage and workshop building hereby permitted shall be used as a private domestic garage in connection with 43 Cross Lane, Findon 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 policy GEN7 of the Arun District Local Plan.

- 4 **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

LOCAL PLAN: GEN3, GEN7

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.