FN/76/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Erect new timber garden building for ancillary use 8 The Oval Findon

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Free standing garden building to measure (at maximum) approximately; 2.7m in height, 4.2m in length, and 2.1m in width
SITE AREA	6 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None of significance affected
BOUNDARY TREATMENT	Boundaries kept by mixture of hedging and fencing
SITE CHARACTERISTICS	Semi-detached property with tiled roof
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Awaited		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Findon Parish Council	~~Awaited~~ No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	Awaited

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Area of Outstanding Natural Beauty Within Built-up Area Boundary Within Area of Special Advertisement Control

DEVELOPMENT PLAN POLICIES

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, CH1, CH2, DEV1
Arun District Local Plan: GEN1, GEN7, AREA9

PLANNING POLICY GUIDANCE

PPS1: Delivering Sustainable Development

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 in the Area of Outstanding Natural Beauty.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

~~None~~ Noted

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 either the visual amenities of the Area of Outstanding Natural Beauty or 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

Although less than 1m is retained between the proposal and north boundary, given boundary screening and the absence of windows or other openings in the north elevation of the proposal, any adverse impact resultant from the proposal onto neighbouring property to the north is considered minimal.

Given boundary screening and retention of sufficient distance between the proposal and remaining boundaries, the proposal is not considered to adversely impact upon the residential amenities of the remaining neighbouring properties.

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CONCLUSIONS

To further minimise any potential overlooking and loss of privacy, it is recommended condition be attached to the decision notice ensuring no windows or other openings be permitted in the north elevation of the building hereby permitted without the prior permission of the Local Planning Authority.

Given the immediate street frontage to the rear of the site is characterised by a number of detached outbuildings set forward of existing properties and which abut front boundaries, it is not considered that the proposal would not be obtrusive in the street scene.

It is therefore not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property, and would not conflict with the established character of the locality within an Area of Outstanding Natural Beauty.

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

FINDON FN/76/06/

Erect new timber garden building for ancillary use.

8 The Oval
Findon

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 occupied solely for purposes incidental to the occupation and enjoyment of No. 8 The Oval Findon West Sussex as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

3 No windows or other openings shall be formed in the north side elevation of the building hereby permitted 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 DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 No development shall be carried out until the existing shed building (as indicated on the plans hereby approved) existing on the application site at the date of this permission have been demolished, the debris removed from the site and cleared.

Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.