

PLANNING APPLICATION REPORT

REF NO: FP/11/12/

LOCATION: 18 Summerhill Drive
Felpham

PROPOSAL: Demolish existing single garage and build new double garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks consent for the demolition of a detached single garage and the erection of a detached double garage with pitch roof, height 4.8 metres, width 5.7 metres, depth 6.3 metres.
SITE AREA	Approximately 490 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	West boundary fronting Courtlands Way is a 2 metre high fence and beech hedge, and timber gate, east boundary adjoining no. 20 is a 3 metre high hedge, rear (south) boundary is a beech hedge.
SITE CHARACTERISTICS	Corner plot fronting Summerhill Drive and Courtlands Way. Detached, two storey dwelling with rendered elevations, painted cream, hipped, pitch tiled roof and uPVC windows.
CHARACTER OF LOCALITY	Predominantly residential comprising two storey dwellings and bungalows of different character and design.

RELEVANT SITE HISTORY

FP/18/95	Two storey extension to provide additional dining room bathroom & 2 No. bedrooms	Approve Cond 22-03-1995
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REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within built-up area boundary

No public sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary

The Form of New Development

PLANNING POLICY GUIDANCE

PPS1
PPS3

Delivering Sustainable Development
Housing

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.

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 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 double garage will be located on a hardstanding to the rear of the property, adjacent to the rear (southern) and side (eastern) boundaries. The garage will measure 4.8 metres in height to the ridge and 2.1 metres to the eaves, under a pitch, tiled roof with rendered walls, two doors on the west elevation, and a glazed window/door on the north elevation facing into the garden.

The garage will be larger in scale, bulk and massing than the existing detached flat roof timber garage and outbuilding, and will therefore appear more prominent and visible within the streetscene. However, the design and scale of the garage is considered appropriate and is of a

comparable size and scale to a detached, double garage located directly opposite the application site at No. 16 Summerhill Drive.

Its position and siting is considered to have an acceptable impact on visual amenity and will not appear unduly cramped or overbearing within the streetscene. The proposal is not considered to compromise the established spatial pattern and character of the street.

With regard to residential amenity, the garage will abut the east and south boundaries adjoining No. 20 Summerhill Drive to the east and No. 3 Courtlands Way to the south. The roof of the garage will be visible from the rear garden of No. 20 to the east, but there will be no overlooking or loss of privacy to the neighbouring property. Further, its scale and siting is not considered to have an overbearing impact on the amenities of this property. In regard to No. 3 to the south, the property has extended to the side at first floor level. There is one first floor window in the gable end (north elevation) of No. 3 but this serves a non-habitable room (bathroom). It is therefore considered that no unacceptable loss of outlook or daylight will occur as a result of the proposal.

It is therefore recommended that planning permission is granted, 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: drawing 2/3 site location plan, existing elevations, drawing 3/3 proposed site plan and elevations, drawing 1/3 existing and proposed floorplans, received on 20 January 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The garage hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of No. 18 Summerhill Drive 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.

- 4 The materials and finishes of the external walls and roof of the garage 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.

5 **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: GEN7, GEN2

NATIONAL POLICIES: PPS1, PPS3

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