

PLANNING APPLICATION REPORT

REF NO: FP/25/10/

LOCATION: 10 Grafton Avenue
Felpham

PROPOSAL: Demolition and removal of existing compressed concrete and asbestos garage (3mx5m) and replacing with new garage (3mx8m)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The detached garage measures approximately 3m in width, 8m in depth and 2.8m in height.
SITE AREA	Approximately 378 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has dwarf wall + hedging approximately 1.5m in height with wooden ranch type entrance gates, rear has close boarded fencing approximately 2m in height, north and south side boundaries close boarded fencing approximately 1.8m-2m in height.
SITE CHARACTERISTICS	Detached bungalow with porch and rear dormer. Detached garage on south side has now been demolished. Two wooden sheds in rear garden. The property has cream smooth rendered walls painted cream, red tiled roof with white PVCu windows.
CHARACTER OF LOCALITY	Residential comprising detached bungalows, chalet and two storey properties of various styles and designs.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Felpham Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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.

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 application is for a detached garage that replaces an existing garage sited on the southern side boundary and at the time of the officers visit the garage had been constructed apart from the tiled roof.

The demolished garage which was sited approximately 1m from the south side boundary with No 12 was smaller in size measuring approximately 3m in width by 5m in depth. This structure which is sited approximately 0.5m from the south side boundary is set back from the dwelling by

approximately 5m and measures approximately 3m in width, 8m in depth with a height of 2.8m. The garage has been constructed with three course red brick on the lower level and is clad with eternit weatherboarding with a pitched roof that will have red reclaimed tiles that will match the existing dwelling.

The neighbouring property to the south No 12 which is set forward of this structure is sited approximately 6m away. In view of its single storey height it is not considered that the garage would detrimentally harm the residential amenities of the neighbouring property by way of overbearing effect and overshadowing.

The garage being set back from the front boundary by approximately 20m will not be readily visible in the street scene, nor would it harm the established character or appearance of the surrounding residential area.

It is therefore recommended that the application be approved.

RECOMMENDATION

APPROVE

- 1 This permission relates to the following approved plans: Block Plan 1:500, Floor Plan and Elevations dated 16th February 2010.

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.

- 2 **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: GEN2, GEN7

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.