

PLANNING APPLICATION REPORT**REF NO:** K/22/10/**LOCATION:** Genesis
Golden Acre
East Preston**PROPOSAL:** Detached double garage**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed garage measures approximately 6.2 metres in width by 5.8 metres in depth and 6 metres in height. A dormer window is included within the front roof slope. The garage would have no doors to the front.
SITE AREA	Approximately 1050 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The front of the site is open. The side and rear boundaries are marked by approximately 1.8 metre high timber fencing with additional hedging and trees alongside.
SITE CHARACTERISTICS	The site is occupied by a detached T-shaped 1½ storey dwelling which has painted render elevations over a brick plinth wall and tiled gable end roofing. Brown tile hanging is present above first floor window head height on the front and rear gable ends. The dwelling features an integral double garage.
CHARACTER OF LOCALITY	The site is located on a residential cul-de-sac within the built-up area which is characterised by detached 1½ and 2-storey dwellings of a mixture of designs, most of which occupy the full width of their plots. The buildings are set back from the road with garages generally being on the forward-most part of the site. There is an undeveloped plot of land directly to the south of the site.

RELEVANT SITE HISTORY

K/12/95	Demolition of existing dwelling house & garage, erection of two storey dwellinghouse	Approve Cond 14-07-1995
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REPRESENTATIONS

Representations received:

Kingston 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

Permitted Development Restrictions - K/12/95

Condition 3: No windows or openings above eaves level on the north elevation without LPA approval.

Condition 4: All windows at first floor level on northern elevation to be obscure glazed.

Condition 6: Areas of land provided for parking should be used for no other purpose.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

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

Built-up Area Boundary
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 proposed garage will be positioned forwards of the existing dwelling and will therefore become a visible part of the street scene. It is considered that its presence would not be detrimental to the character and appearance of the street scene due to the modest size of the structure, the presence of a detached garage within similar proximity of the road at Crest View which is broadly opposite the site and the fact that it will be set to the side of the existing dwelling, preserving the appearance of open space around the dwelling itself.

It is considered that the modest size of the proposal would ensure that it did not appear as a dominant feature on the site, Further, the external wall and roof materials are to match those of the existing dwelling, helping to produce an integrated and uncluttered appearance.

With regards to the amenities of neighbouring residents, the proposal will be positioned on the southern site boundary which adjoins an undeveloped plot of land and its distance from neighbouring properties, combined with its modest size and presence of only one window, which would face the road and serve an uninhabited storage area, are considered to prevent any adverse overlooking, overbearing or overshadowing from arising as a result of the proposal.

It is therefore recommended that the application is 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:-

Location Plan;
Block plan;
Plan View;
Elevations;
Sections;

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 hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 'Genesis', Golden Acre 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 No external staircase shall be added to the approved garage unless permission is

granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policy GEN7 of the Arun District Local Plan.

5 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.