

PLANNING APPLICATION REPORT**REF NO:** LU/52/10/**LOCATION:** Land north of 12 Horsham Road West
Littlehampton**PROPOSAL:** Erection of two new garages with access to street
(Re-sub following LU/283/09)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposed garages measure approximately 7 metres in width by 6 metres at its greatest depth and 2.6 metres in height.
SITE AREA	Approximately 120 square metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by a mixture of various timber fencing panels measuring between approximately 1.5 and 1.8 metres in height. Other than on the northern boundary, the fence is in a state of partial collapse.
SITE CHARACTERISTICS	The site is an undeveloped parcel of land which is currently overgrown with brambles. No. 14 is a bungalow. No. 12 two storey house. No openings in side of bungalow. Flat roofed garage to side of No. 12 but not on boundary.
CHARACTER OF LOCALITY	The site is located on an access only road which also forms part of a designated cycle route. The road is lined by semi-detached bungalow and two storey dwellings which are set back from the road with wide grass verges to the front. The road itself is narrow and there were a number of cars parked on the grass verge when the site was made.

RELEVANT SITE HISTORY

LU/283/09/	Erection of two new garages with access to Horsham Road West.	Refused 14-12-2009
LU/283/09/		

REPRESENTATIONS

Representations received:

Representations received:

Littlehampton Town Council

No objection.

West Sussex Wildlife Protection: Land needs checking for possible wildlife.

One letter of objection: Were told when purchased adjoining property nothing would or should be built on this spare ground, should have been part of our garden. Garage could be let out. Will block sun to garden and bedroom. Storage of builders materials would require lorries - road is not suitable for this. Land is subject to a Legal Agreement. Noise from garage would cause a nuisance. Would be unable to see neighbours.

Comments on Representations received:

Response to Town Council: Noted.

Other Responses to Comments:

Legal Agreements are a private matter. Loss of view of neighbouring property is not a material planning consideration. Garages would be single storey and would not result in a material loss of light to garden or property. Whether premises are rented out is not a material planning consideration.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

West Sussex County Council Local Development Division:

Consultation Responses received:

County Highways: From an inspection of the plans alone it is not anticipated to raise a highway safety objection.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

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, the residential amenities of the adjoining properties, or the 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 a resubmission of an earlier refusal for garaging at the site. The amount of storage has been reduced, from a double and a single garage door to single doors with some additional internal storage. Access to the rear has been reduced from a garage door (2.2m wide) to a single door (1.8m wide).

The proposed garages would be positioned within a plot that borders a grass verge adjacent to a highway but would no longer be sited forward of the neighbouring residential dwellings. The scale of the proposed structure reflects the domestic scale of garages in the vicinity. It is considered that the proposal would not look out of keeping within this section of the street having regard to the layout and pattern of surrounding housing.

Further, the Agent has advised that the retention of access to the rear is to allow maintenance of weeds in the area and possible storage, principally of a trailer. No materials would exceed the height of adjacent fencing. It is proposed to control storage by Condition.

It is considered that given the overall size of the garages internal storage of materials would not result in a level of activity at the site which would be unacceptable in terms of residential amenity.

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 : proposed garage plan dated 19-02-2010.

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.

- 3 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 With the exception of vehicles and a single trailer, no outside storage shall take place in the area outside the garages hereby approved.

Reason: In the interests of the visual amenities of the locality in accordance with policy GEN7 of 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: 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.