APPN. NO. P/105/05

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Garage block. Windmill Barn, Pagham Road, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed garage measuring approximately; 7.1m in width, 6.2m in depth with a maximum height of 5.9m. The garage will have a plain clay tile roof and brick and timber clad walls.
SITE AREA	0.5 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	Mixture of landscaping/trees and fencing. Fairly open adjacent to area proposed for garage.
SITE CHARACTERISTICS	Converted two storey barn, with flint, red brick and sandstone walls, half hipped roof with red/brown tiles, double integral garage and detached double garage with room over.
CHARACTER OF LOCALITY	Rural. The area comprises of a cluster of residential buildings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/47/99	Erection of open fronted tractor housing & hay loft.	Approved conditionally 28-06-1999
P/12/01/	Erection of indoor swimming pool.	Approved conditionally 03-04-2001
P/142/03	Annexe for elderly parent.	Refused 28-04-2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Concern over erection of new building in the Strategic Gap. Safeguarding of the Strategic Gap is a major issue for local residents. Not clear as to the intended use of such a large building.
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Design Officer	No comment.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Gap Outside Built-up Area Boundary Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1, CH3
Arun District Local Plan : GEN7, AREA10

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS7 - Sustainable Development in Rural Areas

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.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

It is not considered that the scaled down proposal for a double garage will compromise the integrity of the Strategic Gap. The garage can be conditioned to ensure it is used as a private domestic garage only and for no other purpose. The Parish Council comments were made on the original submission for a much larger building which was considered unacceptable.

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 is not considered that it would cause demonstrable harm to the interests of acknowledged importance namely the character of the rural locality, and in particular the Pagham and Selsey Strategic Gap, as the development is for a garage and not a separate unit of accommodation.

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 legislative background.

CONCLUSIONS

The proposed double garage at Windmill Barn is a scaled down version of that which was originally

CONCLUSIONS

submitted; the overall bulk of the development has been reduced from a triple garage to a double.

The proposal is of acceptable design, mimicking that of the existing barn development on the site. The proposed roof tiles are plain clay and as such usually require a 45 degree pitched roof to accommodate them, hence the ridge height being set at approximately 5.9m.

The garage is to be positioned within the domestic curtilage close to the existing development on the site and as such it is not considered that the proposal will compromise the fundamental integrity of the strategic gap. Further, the garage can be conditioned to be used as a private domestic garage only and for no other purpose.

The current screening adjacent to the area proposed for the siting of the garage is quite open, set at an approximately height of 1.6m and would therefore go little way to shielding the development from view from Pagham Road. The visual impact however is not considered to be significant due to its close proximity to the existing development.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing or overbearing effect. Furthermore, it would not be obtrusive in the street scene, nor would it conflict with the established character of the area.

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