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PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	To enlarge existing garage 24 East Front Road, Pagham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for a new double garage to replace the existing single garage. The width and depth of the garage would be approximately doubled. Both existing and proposed garages have pitched roofs with similar ridge height.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	To No. 24 (1.2m high fence to side approx). Shed behind garage at present.
SITE CHARACTERISTICS	Existing garage, buff coloured brick to match dwelling. Pitched tiled roof and double gap at No. 30 of similar size and position .
CHARACTER OF LOCALITY	Predominantly residential characterised by detached single storey dwelling of similar design and size.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/35/01	New detached bungalow and detached garage.	Approved Conditionally 18/5/01.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited.
Pagham Beach (Holdings) Ltd	Would greatly increase footprint of garage. Will result in cramped and over-crowded development and create an unwelcome precedent. Would cause overshadowing of the adjoining bungalow. A flat roof may be more appropriate. Previous application at 28 East Front Road for a garage was reduced in size following refusal. Informatives are suggested to protect the designated beach foreshore. Mode of construction in cavity brickwork could be readily adapted or converted to living accommodation. It may be appropriate to restrict this use by a Section 106 Agreement. Location Plan inaccurate.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
One letter of objection	Proposed garage and hardstanding would constitute overdevelopment. Loss of open space and concreting over of land is out of keeping.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Area of Special Character Site adjoining Site of Special Scientific Interest and Site of International and National Importance for Nature Conservation Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1
Arun District Local Plan : AREA1, GEN7, AREA13, AREA14

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development.

POLICY COMMENTARY

The above policies combine to outline the relevant development control criteria against which the application will be assessed, particularly with regard to visual and residential amenity and the character of the area.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Increase in footprint of building would not cause harm. Site at No. 28 was amended because dwelling and garage together constituted a cramped appearance of the site. The proposed garage the subject of this application is similar in width to that approved at No. 28 but extends further to the rear. It would not therefore, appear to be a lot larger than that at No. 28 when viewed from the street scene.

No Condition or Agreement would be necessary to control the use of the garage. Any change to a non-ancillary use would require Planning Permission.

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COMMENT ON REPRESENTATIONS RECEIVED

Location Plan has been amended to more closely reflect the size of the proposed garage.

Concreting over of garden area would be permitted development. A reasonable amount of garden area would still be retained by the proposal.

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 there would be no materially adverse effect on visual or residential amenity or the character of the 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 would be 10m x 6m x 4.3m high. This represents a significant increase in the size of the existing single garage. However, other garages of similar size exist along this section of East Front Road. No. 30 has a garage of larger dimensions. The material proposed would match the existing dwelling which has been relatively recently constructed. The proposal would make a positive contribution to the appearance of the Pagham Beach Estate Area of Special Character in that it would not be unduly prominent or obtrusive in the street scene. It would be single storey and would reflect the design and materials of adjacent buildings and would be in a similar position in relation to the site frontage to East Front Road.

The proposed garage would have no materially adverse effect on residential amenity by reason of overbearing effects. It would be increased in depth along the boundary with No. 24, but given its height and that the proposed roof is pitched away from No. 24 no material harm would result. The garage would leave a reasonable distance (8m) to the boundary with No. 20 and therefore no material harm would result to this property either.

The application is therefore recommended for approval subject to the Conditions set out overleaf.

RECOMMENDATION P/142/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: P/142/07/

1 **To Addressee**

2 **Site Address**

24 East Front Road
Pagham

3 **Description of Development**

To enlarge existing garage.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

CONDITION 2 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.

CONDITION 3 Floor levels within the proposed garage will be set no lower than existing levels of the garage.

Reason: To mitigate the risk of flooding in accordance with policies ERA4 of the West Sussex Structure Plan and GEN11 of the Arun District Local Plan.

CONDITION 4 This permission relates to the amended proposed site plan submitted on 20-12-2007 and not to the proposed site plan originally submitted.

Reason: For the avoidance of doubt.

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 of Special Character and SSSI and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1,CH1,LOC1

LOCAL PLAN: GEN7,AREA1,AREA14

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.

INFORMATIVE: There shall be no storage, encroachment or access on the designated Sites of Special Scientific Interest

Case Officer: Mrs A Gardner