

PLANNING APPLICATION REPORT

REF NO: P/37/11/

LOCATION: 64 St Thomas Drive
Pagham

PROPOSAL: Removal of existing garage (at front of property) and re-sitting of garage at rear of property.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed store measures approximately 2.5m (maximum) in width, depth of 4.2m and a height of 2.4m. The proposed car port measures approximately 2.5m in width, depth of 7.2m and a height of 2.4m.
SITE AREA	Approximately 660 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Front has wall + shrubs approximately 1.8m in height, rear has tree screening approximately 1.8m-3m, side boundaries close boarded fencing approximately 1.8m in height.
SITE CHARACTERISTICS	Detached bungalow with front porch, attached garage on eastern side, greenhouse in rear garden. The property has brown brickwork, brown tiled roof with white window frames.
CHARACTER OF LOCALITY	Residential comprising detached properties of various styles and designs.

RELEVANT SITE HISTORY

P/10/61	Bungalow and garage	Approve 17-05-1961
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REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

1 Letter of Objection

The car port will be directly adjacent to our lounge window. The store, due to its size and position will significantly and adversely affect the natural light into our dining room area, thus reducing the amenity of our home.

Comments on Representations received:

Comments noted.

It is not considered that the car port which is open on two sides will significantly cause any overshadowing to the neighbouring lounge window of No 66. The siting of the brick built store may cause some overshadowing but this is not considered to be of a harmful nature to warrant a refusal. It should be noted that the construction of the car port and store can be constructed under "permitted development" without the need for a formal planning application.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Built Up Area Boundary

Private Street

No Public Sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

[DEV19](#)

Built-up Area Boundary

The Form of New Development

Extensions to existing residential buildings

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 existing detached bungalow has an attached garage on the eastern side of the dwelling and this is to be demolished and replaced by an attached store and open car port which will be sited along the eastern side elevation.

The proposed brick built store and car port will be sited approximately 0.8m from the neighbouring boundary with No 66. The store measures approximately 2.5m in width, depth of 4.2m with a height of 2.4m and will be sited to the rear of the car port. The open sided car port will have a width of 2.5m, depth of 7.2m and a height of 2.4m and will be sited in line with the front of the bungalow.

The neighbouring property No 66 has a lounge and dining room window which are sited on the western side. Due to the position of the lounge window which fronts the open sided car port it is not considered that this would create any harmful overshadowing. However, due to the position of the dining room window which fronts the store this may create some overshadowing but it is not considered to be of a harmful nature to warrant a refusal.

It should be noted that the construction of the store and car port can be constructed under "Permitted Development" without the submission of a planning application. This is by virtue of Class A.1(h) of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008 as the proposed development has a width less than half the width of the original dwellinghouse and is less than 3 metres in height.

The car port and store are not considered to be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding residential area.

It is therefore recommended to approve the application, 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 The development hereby approved shall be carried out in accordance with the following approved plans: Site 1:1250, Block 1:500, Floor Drg No PFP04, Elevations Drg No PE05 & PE06, Roof Plan RP07 received on 12th May 2011.

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 The materials and finishes of the external walls of the extension hereby permitted shall

match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

4 **INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010**

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, DEV19

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.