

PLANNING APPLICATION REPORT

REF NO: P/72/08/

LOCATION: 9 The Causeway
Pagham

PROPOSAL: Conversion of existing garage into study room.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 410 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The rear of the site is enclosed by approximately 1.8 metre high timber fencing which continues to the front of the site on the eastern boundary. The other boundaries at the front of the site have no formal means of enclosure.
SITE CHARACTERISTICS	The site is occupied by a link detached single storey dwelling which has painted rough render walls with brick reinforced corners. The roof is gabled and surfaced with pantiles. There are flat roof dormers on the front and rear roof slopes and a conservatory to the rear. There is an attached flat roof garage which has brick elevations and there is a car port structure directly in front of this.
CHARACTER OF LOCALITY	The site is located on a residential road which is characterised by detached and link detached bungalow dwellings which are set back from the road with an open plan appearance maintained to the front.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Pagham 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 Restriction: Garages shall be constructed concurrently with the dwellings they are intended to serve so that no time shall any dwelling be occupied without adequate garage facilities being available

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	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 proposal will involve the conversion of an existing garage for use as a study. There will be no

material increase in the size or shape of the building as a result of the proposal. The appearance of the building will be slightly altered by the replacement of an "up and over" garage door with windows and a new cavity wall. It is not considered this will compromise the character and appearance of the surrounding area as the garage is set well back from the front of the main building and there are a number of nearby properties with flat roof side extensions that are similar in appearance to what the converted garage will look like.

The site is subject to a permitted development restriction requiring...

"Garages shall be constructed concurrently with the dwellings they are intended to serve so that no time shall any dwelling be occupied without adequate garage facilities being available."

It is considered that this condition can be relaxed in this incidence as there is ample room on site for off street parking with an approximately 18.5 metre long driveway with a car port at the far end.

The proposal will not involve any additional built area at the site and therefore there will be no overbearing or overshadowing impact as a result. There are to be windows in the northern elevation. These will be approximately 29 metres from the nearest neighbouring property with the public highway and the driveway of the property between them and it is considered that, owing to this, there is no possibility of a demonstrable level of overlooking towards neighbouring properties as a result of the proposal.

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

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 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

STRUCTURE PLAN: LOC1, DEV1



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.