P/77/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Extend garage 23 Sussex Drive, Pagham.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	An extension to an existing garage located to the side of the property. The garage after the extension will measure approximately 7.3 metres in length, approximately 5.1 metres in width and approximately 2.8 metres in height. It will be constructed from brickwork to match existing with a white UPVc fascia and heavy duty felt roof.
SITE AREA	Approximately 580 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by this application.
BOUNDARY TREATMENT	The front boundaries are predominantly open but with the notable exception of the eastern front boundary which has fencing and a trellis at approximately 2 metres in height. To the rear there is close boarded fencing at approximately 1.8 metres in height and a shed wall at over one metre in height.
SITE CHARACTERISTICS	A detached bungalow with red brick elevations. The roof is pitched with brown pantiles. There are bay windows to front and a rear conservatory predominantly composed of UPVc to the rear. There is a metal gate to front and detached garage to side.
CHARACTER OF LOCALITY	Situated along a residential road, there are chalet bungalows, detached bungalows and semi-detached bungalows in the vicinity. There is a pond opposite the property.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/42/06	Proposed single storey kitchen extension	Approved Conditionally 08-05-2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Awaited.
Local Groups	None
Opther	None

P/77/06

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-Up Area Boundary Permitted Development Restriction

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1
Arun District Local Plan : GEN7, DEV19

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 in regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None

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 would have no materially adverse effect on either the visual amenities of the locality or residential amenities of 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 legislative background.

P/77/06

CONCLUSIONS

The extended garage will be sited to the side of the existing property which abuts the eastern boundary with an absence of a separation distance. Therefore, the garage will be located within 1.5 metres of the neighbouring property Number 21 to the east. Despite this proximity, the garage will neither overhang nor encroach onto the eastern boundary or exceed the southern line of the property footprint at Number 21. Such a position will ensure that the garage will not cause a demonstrable level of harm to the neighbour's visual amenity value. Also, the existence of the present garage will minimize any visual impact created by the proposed extension.

Further, the dimensions of the garage which includes a length at approximately 7.3 metres will be substantial but nevertheless can be accommodated given the plot size. Indeed, it is assessed that the garage will be visible from the road of Sussex Drive to the south. However, the acceptable size and design will ensure that it will not compromise the established residential character of the street scene. Furthermore, it is considered that the garage will neither appear visually dominant in relation to the existing property, nor would it conflict with the established character of the surrounding residential area.

It is therefore recommended that the application be approved, subject to the conditions overleaf.

PAGHAM P/77/06/

Extend garage

23 Sussex Drive
Pagham

RECOMMENDATION

Approve Conditions

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 materials and finishes of the external walls of the garage hereby permitted shall match in colour and texture to 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.