

PLANNING APPLICATION REPORT

REF NO: R/101/10/

LOCATION: 37 Woodlands Avenue
Rustington

PROPOSAL: Proposed garage and dropped kerb

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal is for the positioning of a detached flat roof garage to the front of the existing dwelling and the forming of new dropped kerb access to the front of the site. The garage would measure approximately 6.1 metres in length by 3.2 metres in width.
SITE AREA	Approximately 510 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	The formation of dropped kerb access would involve the removal of existing hedging and may be above roots of a tree in the south-west corner of the site. The tree is not the subject of the Tree Preservation Order.
BOUNDARY TREATMENT	There is an approximately 0.3 metre high brick wall to the front of the site with additional hedging up to approximately 1.5 metres behind it.
SITE CHARACTERISTICS	The site is occupied by a detached bungalow dwelling which has brown brick elevations and a tiled, hipped roof. There is a detached flat roof garage set back to the side of the existing dwelling which is accessed by a dropped kerb driveway from Woodlands Avenue.
CHARACTER OF LOCALITY	The site is located on a predominantly residential road which is characterised, in general, by semi-detached and terraced two storey dwellings. There is a community centre opposite with a hard surfaced car park to the front and sports fields behind.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Rustington parish Council: Objection. The proposed location of the garage, in front of the

building line, would be out of keeping with the surrounding area, and would most certainly be detrimental to the appearance of the street scene.

The proposed materials for the garage are inconsistent with the current brick built environment and would form an obtrusive feature which would be damaging to the visual amenities of both the neighbouring properties and the general aesthetics of the locality.

Comments on Representations received:

Noted and agreed.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

The proposed garage appears to be too close to the carriageway of Woodlands Avenue. The garage should be located a minimum of 6.0m from the carriageway in order to prevent vehicles obstructing the free flow of traffic whilst opening and closing the garage door.

WSCC has no safety concerns regarding the principle of the application, however, it is recommended that the applicant modify the plans to conform to the above advice.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:

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 conflict with relevant Development Plan policies in that it would have an adverse impact upon the established character of the surrounding area and would present an obstruction to the free flow of traffic on the adjacent public highway.

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 positioned to the front of the existing bungalow dwelling. It is noted that the majority of garages in the surrounding area are positioned to the side of the dwelling rather than the front. The site itself has an existing detached garage to the side of the dwelling. It is considered that the positioning of the garage would obscure part of the frontage of the existing bungalow dwelling and would be out of keeping with the surrounding area and harmful towards its character and appearance.

The use of concrete panels for the exterior walls of the proposed garage is considered be detrimental towards the integration of the proposal within the site and surrounding buildings where brick and tile hanging is the prevalent material used for exterior walls.

The positing of the proposed garage, within approximately 1 metre of the pavement and 4 metres of the road would result in vehicles obstructing the highway whilst garage doors are being open or shut and this would prevent the free flow of traffic.

It is therefore recommended that the application is refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 The proposal, due to being positioned to the front of the existing dwelling, would form an obtrusive and incongruous feature in the locality to the detriment of its visual amenities. It would therefore conflict with policy GEN7 of the Arun District Local Plan.
- 2 The proposal is unacceptable in that it does not relate sympathetically in design, form and scale with the existing built and natural environment of the locality. It therefore conflicts with policy GEN7 of the Arun District Local Plan.
- 3 The distance between the proposed garage and the highway would result in vehicles obstructing the highway whilst the garage doors are opened or shut and this would interrupt the free flow of traffic on the public highway and thereby add to the hazards of road users at this point in conflict with policy GEN7 of the Arun District Local Plan.