

PLANNING APPLICATION REPORT

REF NO: R/158/11/

LOCATION: 34a Broadmark Lane
Rustington

PROPOSAL: Detached garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, to measure approximately 7.3m in depth x 3.9m in width x 3m in height.
SITE AREA	Approximately 437sqm.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Low timber fencing to the front of the site. Timber fencing enclosing rear garden area, approximately 1.8m in height.
SITE CHARACTERISTICS	Semi detached 2 storey dwelling, red brick elevations with mock Tudor affect within front gable section of dwelling. Pantiled roof with pitched roof dormer to front elevation. Timber shed within the rear garden.
CHARACTER OF LOCALITY	Residential, mix of types and styles of properties. Garage within rear garden of No.26 Broadmark Avenue abuts southern boundary of the site.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

Rustington 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:
Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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POLICY COMMENTARY

PLANNING

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

PLANNING

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

This application seeks planning permission for the construction of a single storey detached garage to the rear of No.34a Broadmark Avenue.

The garage would measure approximately 3.9m in width, 7.3m in depth, and would have a pitched roof reaching a maximum height of approximately 3m.

It is considered that the scale, design and siting of the proposed garage is such that it would be in keeping with the existing dwelling, consequently it would not have a significant impact on the visual amenities of the locality.

The relatively modest height of the proposed garage is such that it is not considered to have a

materially adverse impact on the occupiers of the property to the south of No.36 Broadmark Avenue by means of being overbearing. Further the garage within the rear garden of No.36 would largely mirror the proposed garage also reducing its impact.

It is therefore recommended that the application be approved, 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:

1:1250 Plan; 1:500 Block Plan and Drawing No. 11/671/01.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 **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

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.