

PLANNING APPLICATION REPORT**REF NO:** R/243/11/**LOCATION:** Herne Farm House
2 Park Drive
Rustington**PROPOSAL:** Demolition of car port & replace with garage together with a brick & flint wall linking garage to main dwelling**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal relates to provision of a detached double garage measuring 7.4m x 6.7m in area, with a height to ridge of 4.8m and an eaves of 2.3m. A section of walling 4.3m long and a new brick archway are also included in the application.	
	The wall and elevations of the garage would be constructed of brick and flint and the roof of Marley eternity acme heather clay tiles. The garage would replace an existing car port.	
SITE AREA	N/A	
RESIDENTIAL DEVELOPMENT DEN	N/A	
TOPOGRAPHY	Predominantly flat	
TREES	None of any significance affected by the proposed development.	
BOUNDARY TREATMENT	Hedging to side boundaries to 1m. To road frontage fence and shrubbery behind to approximately 6m.	
SITE CHARACTERISTICS	Detached two storey property with white painted rendered elevations and plain clay tile roof. Some cracks evident to chimney pots and render. Some metal guttering, some painted plastic. Existing car port is located behind hedge adjacent to Station Road frontage. False pitch roof with plain clay tiles on timber posts and frame.	
CHARACTER OF LOCALITY	Predominantly residential characterised by a mix of dwelling size and style.	

RELEVANT SITE HISTORY

R/315/87	First floor extension at rear of property to form bedroom and bathroom	Approve Cond 03-05-1988
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R/109/77	Alterations to provide new bow window to extended lounge on the west elevation	Approve Cond 01-06-1977
R/181/84	Proposed extensions at first floor to form bedroom & bath room ensuite	Refused 19-09-1984

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

Comments on Representations received:

None.

CONSULTATIONS

The Ancient Monuments Society

Council for British Archeology

The Georgian Group

Soc. Protect. Ancient Buldgs

The Victorian Society

English Heritage

Consultations responses received:

None

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Class B Road

Listed Building Grade II

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with specific 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 relates to a replacement structure. The existing car port which is approx. 25 years old is showing signs of deterioration and is to be removed. A double garage is to be erected as a replacement.

The new building would be located in a more easterly direction and would have a larger footprint and height. The width and length would increase by 1.2m. Consequently it would be more visible from outside the site, but its design and materials would be more in keeping with the Listed building. The existing car port is of no architectural merit, whereas the proposed replacement garage would utilise materials more in keeping with the existing property. Brick and flint walls are in evidence within the curtilage.

The distance from the Station Road boundary to the garage at its closest point would be 2m. The existing car port is 1m from it. There is currently a hedge along both site frontages, Station Road and Herne Lane, which screens the car port from direct view from outside the site. It is not intended that this screen would be removed. The length of the building adjacent to the Station Road frontage would be increased by 1.2m. The garage would therefore be more visually obtrusive but this needs to be offset against the impact on the Listed Building. The greater distance to the listed building and resultant increased space and improved setting to the building are a benefit. The car port is currently located close to and directly in front of the principal front elevation of the house so that it intrudes upon the views of and from the house. Following negotiations the height of the garage has increased to accommodate the design improvements requested by the historic building adviser.

In terms of residential amenity the building would be located adjacent to a road frontage in a position where no residential properties immediately abut the site. There would therefore be no adverse overbearing effects on adjoining residential properties.

The application is recommended for approval 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 11041/01/revC and 11041/02/revA.

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 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No windows shall be constructed in the roof of the garage hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the visual amenities of the locality and the character of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 5 Within 3 months of completion of the garage the car port existing on the application site at the date of this permission shall be demolished, the debris removed from the site and the site cleared.

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

- 6 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: GEN7

SOUTH EAST PLAN: BE6

NATIONAL POLICIES: PPS1,PPS5

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