R/253/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Demolish carport and construct garage. 25 Glenville Road, Rustington.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed garage measuring approximately 2.8m in width, 2.6m in height and 5.1m in length.
SITE AREA	260 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None affected by this proposal.
BOUNDARY TREATMENT	Approximately 1.8m closed boarded fencing to all rear boundaries; approximately 1.5m white painted wall to the west and east and 1m painted wall to the south of front boundaries. The adjacent dwelling to the west has a detached brick built garage situated near/on boundary line.
SITE CHARACTERISTICS	Detached single storey dwelling with white painted rendered elevations, brown tiled roof and an extension and conservatory to the rear. There is a carport/pergola to the front.
CHARACTER OF LOCALITY	The area is predominately residential and the character of the existing development is mixed and predominately detached single storey and semi-detached two storey dwellings all of various designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/133/07/	Roof extension to rear to change existing hipped end to gable end; replacement of existing flat roof extension with pitched roof extension and erection of conservatory to rear.	Approved 20-07-2007.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council.	NO OBJECTION
LOCAL GROUPS.	NONE
OTHER.	NONE.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1.
Arun District Local Plan: GEN7 (iv), 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 with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None.

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/or legislative background.

CONCLUSIONS

The site is situated on a housing estate the character of which is varied and predominately a mixture of two storey semi-detached and single storey detached dwellings. The proposal seeks planning permission for the erection of a detached single garage. The adjacent property to the west has a detached single garage situated near/on the boundary line.

The proposed garage walls will be rendered and painted white; the garage doors will be double wooden doors which will also be painted white. The proposal will replicate the finishes and colours of

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CONCLUSIONS

the dwelling and the front boundaries therefore the scale, siting and appearance of the proposed garage is considered appropriate within the context of the main dwelling and the surrounding plot. The proposal will be visible within the street scene however, it is considered not to be out of character with the area, nor is it considered that it will have a detrimental effect on the character of the area. Adequate distances are considered to be maintained between the proposal and the neighbouring dwellings to preclude any adverse overshadowing or overbearing affect.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development will not be obtrusive in the street scene, nor would it conflict with the established character of the surrounding residential area.

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

RECOMMENDATION R/253/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: R/253/07/

1 **To Addressee**

2 **Site Address**
25 Glenville Road
Rustington

3 **Description of Development**
Demolish carport and construct garage

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

SMMP

RECOMMENDATION

CONDITION 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).

CONDITION 2 The materials and finishes of the external walls of the garage hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7(iv) of the Arun District Local Plan.

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: DEV1, LOC1

LOCAL PLAN: GEN7(iv), DEV19

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.

Case Officer: Ms E Bailey