

R/98/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- New garage to replace existing 3 The Bramblings Rustington
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Free standing pitched roof garage to measure approximately (at maximum); 2.4m in height, 5m in length, and 3m in width
SITE AREA	702 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None affected
BOUNDARY TREATMENT	All boundaries kept by combination of brick wall, close boarded fencing, and hedging approximately 1.5m in height
SITE CHARACTERISTICS	One and half storey bungalow with cream rendered and mock Tudor walls with brown tiled roof
CHARACTER OF LOCALITY	Residential with one and half and two-storey properties of various style and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

R/98/06**DEVELOPMENT PLAN POLICIES**

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

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 neighbouring properties.

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

Whilst it is regrettable that less than 1m is retained between proposal and north boundary, given boundary screening and absence of the windows or other openings in the north side elevation of the garage, any adverse overlooking, loss of privacy, overshadowing, and overbearing resulting from the proposal onto the neighbouring property to the north is considered minimal.

Given boundary screening and retention of distances greater than 1m between proposal and boundaries, any adverse overlooking, loss of privacy, overshadowing, and overbearing resulting from the proposal onto neighbouring properties to the south and rear is considered minimal.

R/98/06**CONCLUSIONS**

Therefore having taken the above factors into consideration, it is not considered that this proposal would detrimentally harm the residential amenities of any neighbouring property by way of adverse overshadowing, loss of privacy, and unacceptable overlooking.

Further given boundary screening and that the proposal is set well back from the street scene with a retention of approximately 26m between proposal and front boundary, it is considered that the proposal would not be conspicuously visible in the street scene, and would not conflict with the established character of the residential area

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


RUSTINGTON**R/98/06/**

New garage to replace existing.

3 The Bramblings
Rustington

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 colour finish of the external walls of the garage building hereby permitted shall match in colour and texture 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.