WA/102/05

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Ancillary accommodation to residential property for dependent relative Clear Springs Farm, Arundel Road, Fontwell

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to convert a detached double garage to ancillary accommodation.
SITE AREA	0.1792 hectare approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Mostly flat.
TREES	N/A
BOUNDARY TREATMENT	Fencing and hedging.
SITE CHARACTERISTICS	Detached double garage to side of house at the front and abutting the house. The property is a detached bungalow rendered and painted. Tiled roof. The garage has existing roof lights.
CHARACTER OF LOCALITY	Rural location with some minor development along Arundel Road. Characterised by large sites.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WA/43/86	Erection of garage for 3 cars with storage over. Conservatory and porch.	Approved, Conditionally 6/10/86
WA/98/88	Conversion of existing domestic garages to residential and office accommodation.	Refused 5/12/88
WA/118/88	Conversion of existing garages for use as residential annexe.	Refused 30/1/89
WA/29/94	Extension to form passageway to three bedrooms.	Approved, Conditionally 3/6/94

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Walberton Parish Council	Awaited
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

Outside Built-up Area Boundary

WA/102/05

POLICY CONTEXT

Trunk Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC1, LOC2
Arun District Local Plan : GEN3, GEN7

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPS 7 - Sustainable Development in Rural Areas

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the Authority particularly with regard to the effect on neighbours and the countryside.

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 the building already exists. It abuts the existing residential property and therefore the use as an annexe will not cause any material harm.

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 change of use from a garage/store to an annexe for residential accommodation will not cause any material harm.

Previous applications (WA/98/88 and WA/118/88) have been refused on the basis of the change being considered tantamount to a new dwelling in the countryside. In this case it is considered that provided the application is conditioned to be an annexe and not a separate dwelling house, then the proposed change of use is acceptable and it is recommended that the application is approved subject to the conditions set out overleaf.

WALBERTON WA/102/05/

Ancillary accommodation to residential property for dependent relative

Clear Springs Farm
Arundel Road
Fontwell

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 5 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Clear Springs as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.