

PLANNING APPLICATION REPORT**REF NO:** **WA/23/10/****LOCATION:** Berrycroft
 Tye Lane
 Walberton**PROPOSAL:** New detached garage.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed detached garage with workshop attached. Garage measures approximately 6m in width by 6m in depth with a height of 5.9m, workshop measures approximately 3.5m in width by 2m in depth and a height of 4.7m.
SITE AREA	Approximately 0.40 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front has hedging and wooden entrance gates, north side boundary has close boarded fencing approximately 1.8m in height, south side boundary and rear boundary shrubs/hedging and tree screening.
SITE CHARACTERISTICS	Detached two storey property with gravel driveway. The property has brown brickwork with red quoins and red tile hanging, brown tiled roof with white window frames. Outbuilding on north side to be demolished.
CHARACTER OF LOCALITY	Rural area comprising detached properties of various styles and designs, some of notable character, open countryside to the east and west of site.

RELEVANT SITE HISTORY

WA/53/88	Proposed double garage	Approve Cond 11-07-1988
WA/61/99/	Granny annexe in form of single storey extension	Approve Cond 22-09-1999

REPRESENTATIONS**Representations received:**

Walberton Parish Council

No objection.

Comments on Representations received:

None

CONSULTATIONS

Southern Water Planning

Consultations responses received:

Southern Water Planning

No objection

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside the Built Up Area Boundary

Class C Road

Area of Special Control for Advertisements

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

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.

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 property has an existing outbuilding which is sited on the north side of the property and this is to be demolished and the application seeks to construct a detached garage with workshop in the same location at this structure.

The rear dormers although shown on the submitted plans are considered to be "Permitted Development" and do not form part of this application. The detached double garage with workshop will be sited approximately 12m from the front boundary, 2m from the north side boundary and will be sited in line with the existing dwelling. It will be approximately 6m in width with a depth of 6m and the workshop which is sited on the rear will be 3.5m in width with a depth of 2m with a maximum height of 5.9m. The garage/workshop has a pitched roof and the materials to be used will match the existing dwelling. A previous application for a detached garage was approved under planning permission WA/53/88 but this was never implemented. The neighbouring property to the north has an outbuilding that is sited on the south side boundary fronting the proposal. With adequate screening along the north side boundary it is not considered that the garage/workshop would detrimentally harm the occupiers of Hooe Farmhouse by way of overbearing affect, overshadowing, overlooking or loss of privacy.

The proposal is not considered to be obtrusive in the street scene, nor would it harm the established character and appearance of the surrounding rural area.

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 This permission relates to the following approved plans: Block Plan 1:500 Rev C, Floor Plan Rev A, Elevations Rev A dated 29th March 2010.

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 The materials and finishes of the external walls and roof of the garage hereby permitted shall match in colour and texture those of the existing building.

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

- 4 **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

LOCAL PLAN: GEN3, GEN7

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.