

Proposed garage

Magnolias, Church Lane, Yapton, West Sussex, BN18 0EH

Planning Design and Access Statement

Proposal and context

The proposal is to construct a double garage within the front garden of the application property.

The application site is located within a mixed residential area comprising older and modern detached, semi-detached and terraced single and two storey dwellings.

Planning policies

For planning policy purposes, the application site is located within the defined built-up area for Yapton. The National Planning Policy Framework (Framework) and the Arun District Local Plan allow for the construction of domestic extensions and outbuildings within built-up area boundaries, provided they respect the host dwelling and blend in appropriately with their surroundings.

The Yapton Neighbourhood Plan 2014 – 2029 similarly does not seek to prevent domestic extensions and outbuildings.

Setting

This part of church Lane is characterized by a diverse range of dwellings occupying varied sized plots. It includes individually designed modern detached houses and bungalows with informal building lines and which occupy large plots. Many of these dwellings are screened from the street scene by a combination of walls, fences, mature boundary hedges and trees within the grass verges to the front of the dwellings. Along the southwest section of the lane the dwellings are smaller and located close to the back edge of the highway. They include a mixture of detached, semi-detached and terraced houses that are prominent in the street scene and occupy modest sized plots.

A number of the dwellings have garages sited within their front gardens and most have vehicular access direct off Church Lane.

Below are photographs of the immediate street scene.

A short distance to the southeast of the application site



To the south of the application site



Looking southeast from the application site



Looking east from the western end of Church Lane



Looking east from a short distance before the application site



The application site is located within a row of modern detached dwellings located on the north side of the lane. The dwelling is set further back from the street scene than most dwellings and has a particularly generous sized plot. The dwelling and front garden are screened from the street scene by a mature hedge and trees within the verge to the front of the property. Immediately to the east of the site is private access lane that provides vehicular access to the property and to the dwellings and industrial units to the north. This means that there is no crossover from the application site onto Church Road.

View up private access road, Entrance to application site is on the left



Siting design and appearance

The proposed garage would be located within the southeast corner of the front garden, where it would be screened from Church Lane by the mature hedges along the southern and eastern boundaries and the trees within the grass verge.

The garage would be modest in form and height and would have a shallow pitched tiled roof with Sussex hips to match the roof of the host dwelling. It would be constructed from materials that match the host dwelling and vehicle access to the garage would be from a single north facing garage door.

Not only would the garage be modest in form, height and design, it would be screened from Church Lane by the existing mature hedges along the eastern and southern boundaries of the site and the trees within the grass verge.

View from just to the east of the access drive serving the application site



View of planting to the front of the application site, where the garage would be sited



For these reasons the proposed garage would respect the host dwelling and would be readily assimilated into its surroundings.

Heritage statement

Church Lane Conservation Area is located further to the east along Church Lane. The proposed garage will not impact on any public views into or out of the conservation area.

View looking west, out of the conservation area



In addition, Coachmans Cottage, which is grade II listed is located a short distance to the southwest of the application site. Again, the proposed garage will not impact on any views to or from this dwelling.

View from Coachmans Cottage towards the application site.



As a consequence, the proposal will not impact on the significance of either of these heritage assets.

Conclusion

The proposal complies with the provisions of the Development Plan and the Framework. It respects the character and appearance of the host dwelling and the surrounding area; and will not affect the significance of any heritage assets.

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