Y/49/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Single storey garage (Resubmission following Y/70/05). Alphington House, North End Road, Yapton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed detached triple garage measuring approximately; 6.8m in depth, 8m in length and 5.1m in height.
SITE AREA	1764 square metres approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Main site predominantly flat, raised up from road level access via steep driveway.
TREES	Number of trees on around area for proposed garage approximately 5m in height; none worthy of a TPO.
BOUNDARY TREATMENT	1.5m high railings to front of site, 6m high Leylandii hedging to front and south side.
SITE CHARACTERISTICS	Two storey detached property with red/brown brick elevations, hipped roof with red/brown tiles, integral garage and porch.
CHARACTER OF LOCALITY	Semi rural location, on a main road consisting predominantly of a mixed style of detached two storey properties, terraced properties opposite site and bungalow next door.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Y/33/80	Outline for erection of one detached house and double garage.	Approved conditionally 28-05-1980
Y/26/01	Detached double garage.	Approved conditionally 27-07-2001
Y/70/05	Double garage with attic over.	Refused 18-10-2005

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC2, DEV1, CH1
Arun District Local Plan : GEN3, GEN7

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.

COMMENT ON CONSULTATION RESPONSES

Noted

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 outside the built up area boundary, in a semi rural location. The property is a large two storey detached dwelling, with an integral garage. The application seeks approval for a single storey detached triple garage. The application is a resubmission following the refusal of Y/70/05.

The current proposal is approximately 1.2m longer than the previously refused proposal and the pitch

CONCLUSIONS

is approximately 1.9m lower. The design and scale of the proposal is considered acceptable within the context of the site and with the existing Leylandii hedging it will largely be concealed from the road. The scale of the proposal in relation to the neighbouring property to the south of the site is considered adequate to negate 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, it is not considered that the proposal will conflict with the established character of the area.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf

YAPTON Y/49/06/

Single storey garage (Resubmission following Y/70/05)

Alphington House
North End Road
Yapton

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 INFORMATIVE: The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.