APPLICATION REF: Y/6/06/

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Proposed building to be used as garden room/shed. 3 Elm Cottages, Church Road, Yapton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.02 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None to be affected by the development.
BOUNDARY TREATMENT	1.8m fencing surrounds the application site.
SITE CHARACTERISTICS	Two storey terraced property, consisting of brown brick walls and sections of flint. Grey natural slate gable roof.
CHARACTER OF LOCALITY	Residential area. The surrounding area is mixed in character, predominately two storey detached and semi-detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Yapton Parish Council	Awaited.
Conservation Area Advisory Committee	No Comment.
OTHER	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	No Objection. There will be no adverse effect on the character or appearance of the Conservation Area.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built up Area Boundary Conservation Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC2, DEV1, CH1, CH4.
Arun District Local Plan: GEN2, GEN3, GEN7, AREA2.

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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 not have a materially adverse effect on the visual amenities of the established character of the surrounding conservation area, nor would it affect the residential amenities of any neighbouring property.

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.

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CONCLUSIONS

The proposal would involve the erection of a garden room/shed to the north east corner of the application site. The proposal would be 3.9m in width, 3.9m in depth and 2.94m in height with a pitched roof.

The proposed shed is considered to be of a modest scale, form and design, which would appear acceptable within the context of the application site. Due to its single storey height, together with the boundary screening it is not considered that the proposal would detrimentally affect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

Further, the proposed structure will be well tucked away to the rear of the site and will not be visible from any public vantage points. It is therefore considered that the development will not have an adverse effect of the appearance of the surrounding Conservation Area or rural area.

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

YAPTO

Y/6/06/

Proposed building to be used as garden room/shed

3 Elm Cottages
Church 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).