APPLICATION REF: Y/87/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Change garage to kitchen/dining room 5 Fellows Gardens, Burndell Road, Yapton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 182 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of note.
BOUNDARY TREATMENT	Approximately 1.8 metre high wood plank fencing encloses the rear garden. The front garden is open plan.
SITE CHARACTERISTICS	The site is occupied by a two storey semi-detached dwelling with smooth render walls and a hipped, tiled roof and a front facing dormer. There is an attached garage with a sloped roof.
CHARACTER OF LOCALITY	The dwelling is situated on a small, modern residential cul de sac which is characterised by two storey detached and semi detached dwellings. There is a conservatory belonging to 3 Fellows Gardens facing towards the site of the proposal.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Yapton Parish Council	Awaited.
Local Groups	None.
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NONE	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Open Plan Condition Tree Preservation Order

DEVELOPMENT PLAN POLICIES

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1
Arun District Local Plan : GEN2, GEN7, DEV19

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

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

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 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 proposal will make use of the existing part of the current building which forms a single garage. There will be no change in scale of the building but there will be a change in external appearance. It is considered that the moderate nature of the proposed changes in appearance to the front of the property will ensure that there will not be a negative impact on the character and appearance of the Street scene.

The proposal will involve the installation of a new window at the front of the property which will face out onto the Street towards 10 and 12 Fellows Gardens. The window will be set back from the front of the main building and it is considered that there is an adequate distance between the proposed new window and the neighbouring dwellings to the West to prevent any overlooking, overbearing or overshadowing effect. There are to be no side windows on the northern elevation and it is considerd that there will be no change to the effect that the existing garage has on neighbouring properties to the North. The proposal will involve the installation of doors at the rear of the building, these will face

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CONCLUSIONS

towards the far end of a garden and as such are not considered to lead to any negative impact on the amenities of neighbouring properties.

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

RECOMMENDATION Y/87/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: Y/87/07/

1 **To Addressee**

2 **Site Address**
5 Fellows Gardens
Burndell Road
Yapton

3 **Description of Development**
Change garage to kitchen/dining room

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

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

STRUCTURE PLAN: LOC1, DEV1

LOCAL PLAN: GEN2 GEN7

NATIONAL POLICIES: PPS1

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

Case Officer: Mr J Smith