

PLANNING APPLICATION REPORT

REF NO: AL/26/08/

LOCATION: 10 Lidsey Road
Woodgate
Aldingbourne

PROPOSAL: Outline application for new dwelling alongside 10 Lidsey Road with all matters reserved

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is an outline application for 1 no. dwelling to be positioned to the east side of No. 10 Lidsey Road. All matters are reserved.

SITE AREA

0.02 hectares approximately.

RESIDENTIAL DEVELOPMENT DENSITY (NET)

50 dwellings per hectare approximately.

TOPOGRAPHY

Predominantly flat.

TREES

None.

BOUNDARY TREATMENT

None to site frontage. The rear of the site is bordered by 1.8m close boarded fencing. All measurements are approximate.

SITE CHARACTERISTICS

Side garden area to No. 10 Lidsey Road.

No. 10 Lidsey Road is a one-and-a-half storey detached property. The dwelling consists of green painted rough rendered walls and reddish brown tiled, gable roof. Single storey, single, pitched roof attached garage to south side of property. This garage would be demolished in order to facilitate the proposed development.

CHARACTER OF LOCALITY

Residential area. The surrounding area is predominately characterised by detached bungalows, which are relatively uniform in style and character.

The application site is bordered by a chalet bungalow, which is within the same ownership as the application site to the north side. This property has 1 No. roof light to the front roof slope and 1 no. dormer to the rear roof slope. The site is bordered by an area of grass to the south side and a detached bungalow with no windows in

the rear roof slope to the rear.

RELEVANT SITE HISTORY

AL/79/85	Extension at first floor to form new bathroom in roof space	Approve Cond 23-09-1985
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REPRESENTATIONS

Representations received:

Aldingbourne Parish Council

Objection:

The plot is considered too narrow for another dwelling.

Limited parking space would result in vehicles reversing onto the A29 to the detriment of highway safety.

The Parish Council request a site visit before determining this application.

Six Letters of Objection:

A two storey building would be out of character in this area as all the surrounding buildings are bungalows;

Will lead to overlooking effect and overbearing effect and loss of light;

Will lead to devaluation of property prices;

Would be out of keeping;

Would lead to an increase in noise disturbance;

Development may overhang public right of way;

The proposed roof is higher than all neighbouring properties and therefore out of character with the area;

Would set a precedent;

Concerns over highway safety;

Footprint appears excessively small and if repeated, would create very high density;

Concerns that boundary could be altered;

Concerns that neighbouring right of way could be affected;

Will affect services;

Transformer Station needs to remain free from obstruction.

Comments on Representations received:

It is agreed that the site by virtue of its size would be unsuitable to accommodate a dwelling and private amenity space satisfactorily.

Plans have been submitted as part of the application, although they are intended for indicative purposes only. This application is therefore to consider the principal of 1 No. dwelling on the site only, with detailed plans being a matter for consideration at the reserved matters stage.

County Highways have been consulted on the application and raised no objection on the grounds of highway safety or parking provision. Each application is dealt with on its individual merits. Rights of way are a private matter and outside planning control. A site visit was carried out by the Case Officer on 14th March 2008. It is considered that the proposal would not detrimentally effect the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

CONSULTATIONS

Head of Highways and Transport

Consultations responses received:

County Highways:

No Objection, subject to suggested conditions.

From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Lidsey Road. I have also checked our most recently available verified accident records, with reveals there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal. Secure and covered cycle parking should be included if this application obtained planning permission.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built up Area Boundary
Class 'A' Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
	NE17	Roads
	DEV4	Travel Needs and Choices
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

POLICY COMMENTARY

PLANNING

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

PLANNING

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 conflict with relevant Development Plan policies in that the application site by virtue of its size would be unsuitable to accommodate a dwelling and private amenity space satisfactorily without representing a cramped form of development, which would be detrimental to the character and amenities of the surrounding residential 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 is an outline application for the erection of 1 No. detached dwelling to be positioned within the side garden area of No. 10 Lidsey Road. An existing single storey, single garage would have to be removed in order to facilitate the proposed development. Although indicative plans have been submitted as part of the application, all matters are reserved.

The application site is located within the Built up Area Boundary, where the principal of new development is accepted, subject to other Development Plan criteria.

The surrounding area is residential in character, being predominately characterised by detached bungalows and chalet bungalows, which are relatively uniform in style and character. Plot sizes typically vary between 0.02 and 0.03 hectares, whilst site frontages

typically measure between 8 and 10m in width. By comparison, the application site measures 0.02 hectares in size and 6.5m in width. As viewed from the street scene the application site would therefore appear much smaller than those that surround. Further, the proposed dwelling would be positioned close to the southerly side boundary, giving the impression of a cramped form of development.

It is therefore concluded that the application site by reason of its size, would be unsuitable to accommodate a dwelling and private amenity space satisfactorily, and would result in an unduly cramped form of development that would be detrimental to the character and amenities of the surrounding residential area.

Whilst it is noted that this proposal would result in an increase in housing density in this area, as supported by PPS3, it is felt that the above detrimental affects outweigh the needs as outlined in this guidance.

It is therefore recommended that planning permission should be refused for the reasons set out overleaf.

RECOMMENDATION

REFUSE

- 1 The site by virtue of its size, is considered unsuitable to accommodate a dwelling and , private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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