AW/277/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Alterations and extensions of existing 2 No. flats to form 4 No. one-bed flats and 1 No. two-bed flat (Resubmission of AW/2170/07) 10/10a Princess Avenue, Aldwick.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal involves conversion of the 2 existing flats to four flats and a single storey extension to the rear to provide an additional flat. Five car parking spaces are included, two on the site frontage and three to the rear accessed via a covered walkway. A metal staircase is proposed on the north elevation to access 1st floor flats.
SITE AREA	495 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	101 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected.
BOUNDARY TREATMENT	Fencing to northern rear boundary to approx 1.8m hedging over to 3m. Fencing to southern 1m high fencing and hedging to side boundary to approx. 3m.
SITE CHARACTERISTICS	Rear side extension to existing two-storey dwelling. Covered way existing to open parking area to rear.
CHARACTER OF LOCALITY	Building to rear close to boundary 1st floor windows on rear elevation. Residential characterised by detached two and 2½ storey dwellings with space to boundaries.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/24/61	Conversion to two self-contained flats.	Approved 15/3/61
AW/217/07	Alterations and extensions to form 5 No. one-bed flats and 1 No. 2-bed flat.	Refused 21/9/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Objection – overdevelopment, out of character with existing street scene, unacceptable impact on adjoining occupiers, will not enhance area, insufficient parking contrary to Policies GEN7 and GEN12.
5 letters of objection	Sewage system cannot cope with any additional pressure. Stability of building is questionable. Insufficient parking.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	Increase in traffic in area where partially sighted reside – safety problems. There is no off street parking readily available. Depreciation in value of property. Car park to rear would cause noise problems. Owners of adjoining site have not stated they are happy with the application. House should be reinstated and kept as a single dwelling. Existing occupiers would be homeless. Immigrant workers would be housed. Proposal in addition to other recently approved development will change the character of the area. Unneighbourly. Several other similar applications in road maximising earning potential of entrepreneurs.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health Officer	No objection in principle. Comments regarding access and sizes.
County Highways	Objection – substandard turning and parking.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1
Arun District Local Plan : GEN7 DEV23

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPS 3 - Housing

POLICY COMMENTARY

The above policies combine to outline the relevant development control 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

Proposed extension would not be readily visible in the street scene and would not be out of keeping. Devaluation of property is not a planning matter. Concerns regarding parking are shared by County Highways Officer. It is not considered there would be a materially adverse

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COMMENT ON REPRESENTATIONS RECEIVED

effect on the residential amenities of adjoining occupiers.

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 conflict with relevant Development Plan policies in that there would be materially adverse effect on highway safety.

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

Princess Avenue is characterised by low-density detached single dwellings mainly two storeys, with large rear gardens providing a private area in scale with the dwellings.

The proposal represents an increase of 3 flats at the site at a density that would be higher than others in the vicinity. No other properties in this area have been converted to 5 units. However the single storey rear extension has been reduced in size following refusal of AW/217/07 and some amenity area for occupiers is now provided. The extension would be single storey and would therefore have limited impact on the residential amenities of the adjacent dwellings by reason of overbearing or overlooking effects. It would increase the level of activity and noise in the rear garden but this would not cause material harm to adjoining properties.

However, the County Highways Officer is concerned that the access way and rear parking spaces are too narrow. It is likely vehicles would have to reverse out onto the highway. The current rear parking layout would make manoeuvring very difficult if not impossible should there be vehicles parked in the adjoining spaces.

The application is therefore recommended for refusal for the reasons given overleaf.

RECOMMENDATION

TOWN AND COUNTRY PLANNING ACT 1990

ARUN
DISTRICT COUNCIL

Application Ref: AW/277/07/

RECOMMENDATION

1 **To Addressee**

2 **Site Address**

10 & 10a Princess Avenue
Aldwick

3 **Description of Development**

Alterations & extension of existing 2 no flats to form 4 no.1 bedroom & 1 no. 2 bedroom flats (Resubmission of AW/217/07)

4 In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

RECOMMENDATION

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REASON 1 Adequate provision is not made on the site for the parking of vehicles in a satisfactory manner to the standard required by the Local Planning Authority in conflict with policies NE17, DEV5 of the West Sussex Structure Plan and GEN7, GEN12 of the Arun District Local Plan.

REASON 2 The proposal does not incorporate adequate facilities to enable vehicles to turn on the site and so enter and leave the highway in forward gear in the interests of road safety, in conflict with policies NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mrs A Gardner

4th December 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT