PLANNING APPLICATION REPORT

REF NO: **AW/50/08/**

LOCATION: 14 Tangmere Gardens
Aldwick

PROPOSAL: Outline application for the erection of 1 no attached dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is an outline application to consider access and layout of a new dwelling attached to the existing semi-detached dwelling.
SITE AREA	0.0165 hectares
RESIDENTIAL DEVELOPMENT DENSITY(NET)	61 dwellngs per hectare
TOPOGRAPHY	Predominately flat.
TREES	One tree on the verge.
BOUNDARY TREATMENT	Fencing to the side, open frontage. Fencing and hedging to rear.
SITE CHARACTERISTICS	Corner plot, detached 1960 house, orange brick, concrete tiled roof and tiled at 1st floor and above on the front elevation. Two first floor side windows.
CHARACTER OF LOCALITY	Residential mix of semi-detached 1960 houses and bungalows. To the side of the existing dwelling is a piece of land with 2 cars parked on the area shown for parking on the plan. Access for the new dwelling is existing with a new access for the existing.

RELEVANT SITE HISTORY

Reference	Description	Decision
None		

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Objection, will not protect or enhance the existing environment which is mainly detached and semi-detached properties. The style would be out of keeping. Would prevent access to existing property. Would be unneighbourly, represents an overdevelopment and increase existing parking problems.

Others - None.

Comments on Representations received:

Noted. The proposal is for two vehicular access off Tangmere Gardens together with hardstanding and garaging for

off-street car parking for use by the occupants of the existing and new dwelling. It is considered that the proposal could be sited satisfactorily set back from the existing dwelling.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within the built-up area boundary.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	DEV5	Parking Provision
Arun District Local Plan:	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

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.

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 the access is as existing and could easily serve both the existing and proposed dwellings. This part of the Gardens is effectively by a cul-de-sac with a mix of dwellings, detached, semi-detached houses and bungalows. The proposed layout would not adversely affect either the street scene or neighbours.

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 currently a large side garden area. The proposal can easily be accommodated within the site and is a good

use of this large plot. The plot size is considerably larger than surrounding plots.

The character of the area is a mix of detached houses and semi-detached houses and bungalows.

The proposed layout is to set the new house back from the existing frontage by 2m. This would effectively prevent the visual appearance of a terrace.

The scale of the layout of the proposed dwelling matches that of the exisitng property. Actual design is reserved for a later application. The proposed access and layout are considered satisfactory and therefore it is recommended that the application is approved subject to the conditions set out overleaf.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

(a) Appearance;
(b) Scale
(c) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3 The dwelling shall not be occupied until the parking spaces and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 INFORMATIVE: The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West

Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

5 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: DEV1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS3

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