AW/111/01

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Outline application for the erection of a 4 bedroom detached house with double garage. Land east of Little Fellows, 31 The Drive, Craigweil.

THE SITE AND ITS SURROUNDINGS

SITE AREA	620 sq. m.
TOPOGRAPHY	Flat.
TREES	A number of substantial trees to the front of the site.
BOUNDARY TREATMENT	1.8m close boarded fence.
SITE CHARACTERISTICS	Rear garden of existing dwelling facing onto The Drive and small part of garden of 31 The Drive.
CHARACTER OF LOCALITY	Residential, mainly individually designed detached dwellings in their own gardens. No. 31 to the west is a two storey dwelling and No. 35 to the east is a bungalow.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Aldwick Parish Council	Objection on the grounds that the proposed development gives rise to an urbanisation of the area, which is entirely out of keeping.
Craigweil and its Environs Conservation Area Association	- Out of character with the area; - Plot of inadequate width; - Over-development; - Unneighbourly.
Craigweil Private Estate Ltd.	- Over-development; - Loss of trees.

CONCLUSIONS

The proposed dwelling is of two storeys in height and would have an adverse effect on the character of this part of estate which is of detached properties within substantial grounds with space around them. It is, therefore, recommended that the application be refused for the following reason.

ALDWICK **AW/111/01/**

Outline application for the erection of a 4 bedroom detached house with double garage.

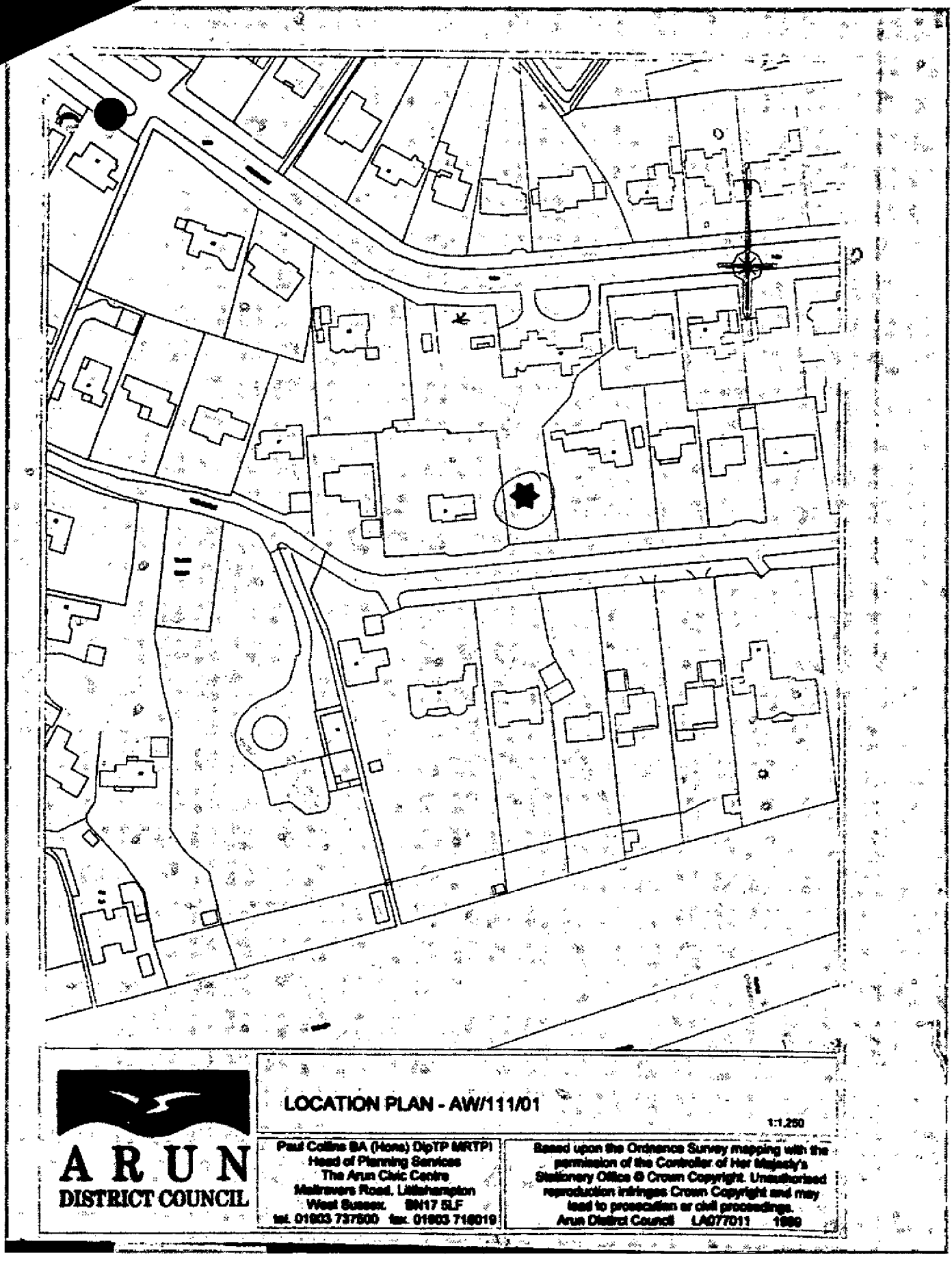
Land East of Little Fellows
31 The Drive
Craigweil
Bognor Regis

RECOMMENDATION

Refuse

1 The size and shape of the plot would not permit development of a standard compatible with the existing development in the area and in consequence the proposal would be detrimental to the present character and amenities of the locality. It would also be overbearing upon the neighbouring property to the east. The proposal is therefore contrary to policies EVT7 and HSG5 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

2 The sub-division of the site as proposed would set an undesirable precedent for similar sub-divisions. Having regard to the predominance of substantial plots that characterise this locality, this would significantly diminish and harm the area's established character and would prove difficult for the Local Planning Authority to resist.



ARUN DISTRICT COUNCIL

LOCATION PLAN - AW/111/01

1:1,250

Paul Collins BA (Hons) DipTP MRTPI
Head of Planning Services
The Arun Civic Centre
Maltravers Road, Littlehampton
West Sussex. BN17 5LF
tel. 01903 737500 fax. 01903 716019

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