

Recommendation Report for Planning Permission

REF NO: A/142/20/PL

LOCATION: Land North of Mayflower Way
Mayflower Way
Angmering
BN16 4AY

PROPOSAL: Variation of condition 2-plans condition following A/46/19/PL to delete single garages to plots 1 to 4 and provide additional driveway parking instead.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application relates to substitute revised application plans refs. 2.10B, 2.11A, 2.12A and 2.14A in relation to units 1-4 which are provided with two driveway parking spaces for each property, instead of a single garage and single driveway parking space. In all other respects, this S73 application proposal is for a development identical to that granted planning permission under ref. A/46/19/PL.
SITE AREA	0.94 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	26 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by wire fencing
SITE CHARACTERISTICS	The site comprises vacant land and much is devoid of vegetation.
CHARACTER OF LOCALITY	The area is part of a suburban setting with mixed uses consisting of car sales to the east and storage to the north of the application site as well as residential development to the south-east, south-west and north. Public open space is situated to the west of the site.

RELEVANT SITE HISTORY

A/46/19/PL	Erection of 24 No. dwellings with garaging & open resident & visitor parking with new access from Mayflower Way. Provision of hard & soft landscaping & open space, foul & surface water drainage systems & other associated works.	App Cond with S106 23-01-20
------------	---	--------------------------------

A/46/19/PL granted planning permission for the provision of eight 2 bedroom houses, ten 3 bedroom

houses and six 4 bedroom houses. The 2 and 3 bedroom houses will be constructed as semi-detached units and terraces and the four bedroom houses will all be detached with integral garages and driveway parking. All dwellings would be 2 storeys, though some have steeper slopes and higher ridge heights. Cycle parking will be accommodated within purposes built stores in rear gardens for those units which have no garage provision. The application included 61 car parking spaces including garages.

This application relates only to the deletion of the 4 garages approved for the semi detached units at plots 1-4 on the site frontage with Mayflower Way and their replacement with parking spaces.

REPRESENTATIONS

Angmering Parish Council - No Comment

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineer - No Objection

The replacement of plot 1 to 4 garages with car parking spaces, will mean that some minor alterations are required to the drainage design approved under A/34/20/DOC. Please also note that the car parking spaces should be constructed as permeable paving.

COMMENTS ON CONSULTATION RESPONSES:

- comments noted. Requested condition and informative have been included in the recommendation.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Allocated Housing Site in the Neighbourhood Plan

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
DSP1	D SP1 Design
WDM3	W DM3 Sustainable Urban Drainage Systems

[Angmering Neighbourhood Plan 2014 POLICY HD6](#) Housing Layout & Design

Angmering Neighbourhood Plan 2014 POLICY HD8 Parking for New Developments

PLANNING POLICY GUIDANCE:

NPPF National Planning Policy Framework

SUPPLEMENTARY POLICY GUIDANCE:**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Relevant policies of Angmering Neighbourhood Plan have been taken into account in the determination of the application.

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 change in parking provision would have no materially adverse impact on the residential amenities of neighbouring properties or the visual amenities and character of the area and will help to facilitate the approved affordable housing scheme to the south of the site.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are/are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS**PRINCIPLE**

The site lies outside the built up area boundary as specified by policy SD SP2 of Arun Local Plan however it benefits from approval under A/46/19/PL. The development is therefore acceptable in principle and only the change from garaging to car parking spaces can be considered as part of this proposal.

IMPACT ON CHARACTER AND VISUAL AMENITY

Policy D SP1 of the Arun Local Plan states that development should seek to make efficient use of land but reflect the characteristics of the site and local area, in matters such as layout, density, scale, mix, character, landscaping, materials, finish and architectural details. It also states that proposals should adhere to objectives informing sustainable design e.g. attractiveness, inclusivity, security and climate change.

Local Plan policy D DM1 looks at aspects of form and design quality, including character, attractiveness, innovation, residential amenity impact, adaptability, density, scale, trees, crime prevention. New buildings should be harmonious with their surroundings and successfully integrate with the existing surrounding

environment.

The proposal does not alter the impact on the character of the area and the increase of an additional visible car to each of the 4 frontage dwellings affected would not result in unacceptable harm and would not be significant when a car would occupy the space in front of the previously approved garage area and would screen the parking space from view from the site frontage.

Layout, scale, siting, design and density of the development are unaltered by this proposal they are deemed acceptable by the previous permission and do not form part of consideration of this application. The set back of the proposed dwellings from Mayflower Way will be retained so as to avoid unacceptable harm to the character of the street scene. The change of garaging to car parking will not significantly alter the appearance of the street scene.

Part 12 of the NPPF deals with 'Achieving well-designed places'. Paragraph 124 confirms that good design is a key aspect of the sustainable development; creates better places to live; and helps to make development acceptable to communities. Paragraph 127 confirms that planning policies and decisions should ensure developments function well and add to the overall quality of an area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; establish a strong sense of place; optimise the potential of a site to accommodate an appropriate amount and mix of development; and create places that are safe, inclusive and accessible, with a high standard of amenity. The proposal accords with this advice in that the layout is not altered and the development remains well integrated with surrounding uses and incorporates adequate landscaping. The dwellings proposed on the site's southern boundary will still present a high quality street scene on Mayflower Way, where none currently exists. The National Design Guide (para 40) defines well-designed new development as development which responds positively to the features of the site itself and the surrounding context. The houses adjacent to the site are 2 storeys with pitched roofs and the proposal maintains the character and scale of the area, given that it has been designed to be 2 storeys with pitched roofs and is a domestic in character and appearance. The deletion of the garages will not alter the appearance of the development as whole. The development would still accord with policies D SP1 and D DM1 of Arun Local Plan.

RESIDENTIAL AMENITY

Policy D DM1 of the Arun Local Plan that new development will have minimal impact to users and occupiers of nearby property and land, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.

Policy QE SP1 of the Arun Local Plan states that the Council requires all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity. The site is adjacent to existing commercial uses and therefore the proposal would need to accord with policy QE DM1 of Arun Local Plan which seeks to safeguard the continued use of existing commercial uses.

The deletion of garages across the development will not impact neighbouring residential amenity. Car movements may be slightly noisier, but the site is bordered to the north and east by commercial uses and to the west by Mayflower Park. Therefore, it is considered that the proposed parking spaces will not give rise to any unacceptably adverse impacts on the amenity of neighbouring uses and the development remains compliant with policies D DM1 and QE DM1 of Arun Local Plan.

HIGHWAY ISSUES

The proposal incorporates vehicular access to the site is to be provided from Mayflower Way and the site layout has been designed in accordance with current design guidance 'Manual for Streets' . The

application is supported by a Transport Statement. A 5m spine road runs north to south through the site, flanked by a 1.5m wide footway on the eastern side of the carriageway and 1m service margin to the west. A turning head provided at the northern site boundary, and a secondary turning head provided on the northern cul-de-sac enable turning by emergency vehicles. A total of 61 car parking spaces are provided to accommodate the anticipated parking demand which County Highways have accepted as sufficient and which also meets the Arun parking standards and accords with policy T SP1 of Arun Local Plan. This is not altered by the deletion of garages to plots 1-4.

DRAINAGE

The council's drainage engineer has requested that the surfacing to the parking area is permeable and this has been conditioned accordingly to ensure that the proposal incorporates SUDS within private areas of the development in order to provide source control features to the overall SUDS design. The proposal therefore remains compliant with policy W DM3 of Arun Local Plan.

CONCLUSION

The application is therefore recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans:
 - 1701:1.01 Location Plan
 - 1701:2.10B Site Plan
 - 1701:2.11A Floor Plans

1701:2.12A Elevations Sheet 1 of 2
1701:2.14A Street Elevations
1701:2.13 Elevations Sheet 2 of 2
1701:2.15 Cycle Store

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 2 The parking spaces hereby approved for plots 1-4 shall be constructed of permeable material in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the spaces are adequately drained in accordance with policy W DM3 of Arun Local Plan.

- 3 INFORMATIVE: This permission relates to the variation of condition 2 of planning permission A/46/19/PL only. The applicant is advised and reminded that the planning conditions attached to the original planning permission number A/16/19/PL remain in force and must be complied with. This decision only relates to the variation of Condition 2 of that planning permission.
- 4 INFORMATIVE: The replacement of plot 1 to 4 garages with car parking spaces, will mean that some minor alterations are required to the drainage design approved under A/34/20/DOC. These should be submitted under separate cover as a revised DOC. Car parking spaces should be constructed as permeable paving.
- 5 INFORMATIVE: You are advised that following approval of this Sec 73 application it will be necessary to submit a deed of variation application for the existing s106 relating to the original planning permission A/46/19/PL.
- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.