

Recommendation Report for Planning Permission

**REF NO:** A/38/20/PL

**LOCATION:** Quiet Waters  
Roundstone Lane  
Angmering  
BN16 4AX

**PROPOSAL:** Variation of condition 2 imposed under A/81/18//RES relating to approved plans pertaining to proposed site layout, proposed site landscape layout, proposed materials layout, Plots 15-18 external stair sections & approved unilog sections & elevations.

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| <b>SITE AND SURROUNDINGS</b> |
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| DESCRIPTION OF APPLICATION | <p>A series of minor amendments to the landscaping of the scheme reflected in updated plans as follows.</p> <ol style="list-style-type: none"> <li>1.Site frontage - shallow turfed areas in front of plots 1-5 and 19-22 replaced with planting and bark, for the better management of these areas.</li> <li>2. Plot 5 - Turf replaced on the southern side with shingle path; new front gate introduced; turf on slope to south replaced with planting and bark, for improved access to rear and better management of these areas.</li> <li>3. Communal Area south of Plot 5 - Planting kept for upper level, with turf for lower level and 1.8m close boarded fence introduced along the top bank to follow the boundary line, for the better management of these areas and to improve separation between the development and the garage site to the south.</li> <li>4. Plot 7 - Garden of Plot 7 has been enlarged to incorporate some of the area to the south. This will enhance the amenity of the property and provide for the management of this land.</li> <li>5. Plot 11 - New access path with gate to the south of the plot, and side fence moved back by approx. 1.5m, to provide better access to rear garden.</li> <li>6. Plots 12-14 - Post and rail fence added to boundaries between the front of</li> </ol> |
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the plots, to improve separation between units. The rear access path for Plot 12 is moved from the north to the south of the building (as Plot 11) and bin storage area provided to northern side of plot.

7. Apartment building (Plots 23-30) - Refuse and recycling storage area moved to northern side of the building, behind new gate with key code lock. 2 x 1100L refuse bins and 2x 1100L recycling bins. Cycle store to the south east of the building is repositioned slightly and areas of block paving have been replaced with permeable shingle.

8. Unilog Wall - A handrail has been added along the top of the Unilog wall as a safety measure.

9. Plots 15-18 - Wooden decking proposed to rear of gardens (behind Unilog wall) in order to make this area usable. Lightweight steps provided to the decked area with built-in storage underneath. Paths/patios extended to the position of the steps. Balustrades provided to match the decking style for Plots 15 and 18, with close-board fencing for Plots 16 and 17 to prevent overlooking.

10. Plot 22 - The area between the north side of plot 22 and Unilog wall changed from turf to shingle, for the better management of this area.

**TOPOGRAPHY**

Predominantly flat.

**TREES**

None of any significance affected by the proposed development.

**SITE CHARACTERISTICS**

The site is now under construction with the approximately 20 houses at various stages of construction .

**CHARACTER OF LOCALITY**

The application site is located on the eastern side of Angmering Village, to the east of Roundstone Lane and to the north of the A259. The area is being transformed by new housing on the former West End Nursery site which lies immediately north of the application site which is currently being re-developed for 246 dwellings by CALA Homes (i.e. A/144/15/PL - Cresswell Park). To the north of West End Nursery there are a further three residential development sites (the Rugby Club, Swanbourne Park and Manor Nursery), which run as far as the High Street.

To the east of the application site is Haskins Garden Centre which contains a range of retail uses occupying large buildings, with associated car parks and storage areas. To the west of Roundstone Lane is Roundstone Van Centre and a

second hand car dealership. To the south of the application site is an AUDI car showroom; and beyond a storage area for Haskins Garden Centre.

**RELEVANT SITE HISTORY**

|              |                                                                                                                                                                                                                                                    |                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| A/157/19/PL  | Variation of condition 3 imposed under A/81/18/RES relating to pedestrian access link between Quiet Waters site & the CALA Homes Cresswell Park Development to the north.                                                                          | ApproveConditionally<br>10-12-19 |
| A/81/18/RES  | Approval of reserved matters following outline consent A/132/17/OUT for appearance, landscaping, layout & scale for demolition of existing dwelling & the erection of 30 No. dwellings. This application is a Departure from the Development Plan. | ApproveConditionally<br>13-11-18 |
| A/132/17/OUT | Outline application with some matters reserved for the demolition of the existing single dwelling & construction of 30 No. dwellings (resubmission following A/39/17/OUT). This application is a Departure from the Development Plan.              | App Cond with S106<br>19-01-18   |

**REPRESENTATIONS****REPRESENTATIONS RECEIVED:**

Angmering Parish Council  
No objection

**COMMENTS ON REPRESENTATIONS RECEIVED:**

Noted.

**CONSULTATIONS**

Parks and Landscapes  
Arboriculturist

**CONSULTATION RESPONSES RECEIVED:**

ADC Landscapes - No objection

**COMMENTS ON CONSULTATION RESPONSES:**

Noted.

**POLICY CONTEXT**

Designation applicable to site:

Adopted Local Plan

**DEVELOPMENT PLAN POLICIES**

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

DDM1      D DM1 Aspects of form and design quality

DSP1      D SP1 Design

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

**PLANNING POLICY GUIDANCE:**

NPPF      National Planning Policy Framework

NPPG      National Planning Practice 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.

The Neighbourhood Development Plan

The policies in the neighbourhood plan that are considered relevant to this application have been taken into account in the assessment 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 proposed minor amendments have an acceptable impact on the design of the scheme and do not affect the residential amenity of the dwellings on site or neighbouring it.

**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 above mentioned minor amendments which amount to changes in surface covering and fencing, the addition of some decking, handrails and balustrading and the moving of binstores and cycle sheds in various areas of the site are considered acceptable in design terms and would not have an adverse impact on the character of the area nor the residential amenity of any of the properties on or neighbouring the site. The proposal therefore accords with policy D DM1 of the Arun Local Plan and policies NEHD4, NEHD5 and NEHD6 of the Angmering Neighbourhood Plan.

The proposal is recommended for approval subject to the following condition:

## **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:  
Detailed Landscape Proposals Dwg.no. 2903/1 Rev G dated May 2020  
Proposed Site Layout Dwg.no. 1006-ang101 Rev X dated 09/03/2020  
Proposed Site Landscape Layout Dwg.no. 1006-Ang106 Rev H dated 09/04/20  
Proposed Materials Layout DWg.no. 1006-Ang102 Rev S dated 09/03/2020  
Plots 15-18 external stairs sections Dwg.no. 1006-Ang118 Rev A dated 21/02/2020  
Approved. Unilog Sections & Elevations Dwg.no. 1006-Ang119

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      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.
- 3      INFORMATIVE: This application amends condition 2 of A/81/18/RES only and all other conditions remain in force.