PLANNING APPLICATION REPORT

REF NO: **A/72/10/**

LOCATION: 34 Arundel Road
Angmering

PROPOSAL: Demolition of single storey extension and erection of a two bedroom cottage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for an extension to the existing dwelling to create an end of terrace 2-storey 2-bedroom property.
SITE AREA	.049 hectares
RESIDENTIAL DEVELOPMENT DEN	20 dwellings per hectare
TOPOGRAPHY	Predominantly flat. Site elevated approximately 1m above height of Arundel Road.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	To No.36 1.8m high close boarded fence. Site rear 1.6m high fencing and hedging.
SITE CHARACTERISTICS	No.36 is a 2-storey end of terrace property. No.34 is also 2-storey end of terrace. Brick elevations and plain tile roof. No.36 has no windows at first floor level in side elevation. Flat roof garage to side. No.36 is set forward of No.34. No.34 has a single storey flat roofed extension.
CHARACTER OF LOCALITY	Predominantly residential characterised by mainly 2 storey terraced dwellings of similar design..

RELEVANT SITE HISTORY

A/238/86	Two storey extension and garage	Approve Cond 02-02-1987
A/110/87	Single storey side extension with garage	Approve 03-08-1987

A/98/93	Alterations and extension to form first floor bedroom accommodation, relocate bathroom & loft access stair	Approve Cond 21-01-1994
A/71/99/	Rear Conservatory	Approve Cond 11-10-1999
A/116/83	Construction of a new access for driveway	Approve Cond 17-08-1983

REPRESENTATIONS

Representations received:

Angmering Parish Council

Objection. Highway safety and increased traffic/parking. Design, external appearance and layout impact on appearance of surrounding area.

Comments on Representations received:

County Highways have no objection to the proposal. The site area is large enough to provide off road parking in the front garden area of both properties. Highway safety and parking are not therefore an issue. It is accepted that the design would be improved to be more in keeping with the existing property in terms of window size. Treatment of external elevations.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways - No objection. Access should be widened to 4.5m. Restricted visibility would not detrimentally impact on highway safety.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Class B Road
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing

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

"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 it would have a materially adverse effect on the visual amenities of the locality and an adverse impact upon the established character of the surrounding area.

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 lies within the built up area where residential development is acceptable in principle subject to normal development control criteria being met.

The provision of a dwelling attached to the existing terrace, if appropriately designed, would be acceptable in terms of visual amenity. However, the dwelling as proposed does not reflect the design of the existing terrace and would appear as a discordant extension.

The size and shape of the site would also be at odds with the existing problem of development in the locality. The existing property has a half-hexagonal shaped curtilage. The proposed dwelling would occupy a section of the plot to the side and would appear cramped given the tapered nature of the rear garden area and the existing dwelling would retain an angled and limited rear garden area. The resultant plot sizes and shapes would compromise the existing spacious nature of the development in the locality which is characterised by terraces of properties with gaps to side boundary on mainly rectangular shaped plots. Whilst the existing terrace is set back from that adjoining to the north the terraces in this section of Arundel Road are visually separated by gaps to both side boundaries at ground and first floor levels which visually define each row of terraces. The proposal would erode this space and significantly increase the prominence of this particular terrace to the detriment of the appearance of the street scene.

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

RECOMMENDATION

REFUSE

1 The site by virtue of its size and shape, is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and unbalanced form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policy GEN7 of the Arun District Local Plan.