

Recommendation Report for Planning Permission

REF NO: A/95/20/PL

LOCATION: Land To East Of New Place Bungalow
Arundel Road
Angmering
BN16 4ET

PROPOSAL: Variation of condition 1-plans condition, imposed under A/85/18/RES relating to approved plans (Type 3 floor plans, elevations, roof plan, site plan, street scene).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	In summary the changes proposed by this application are as follows: · Plots 5 and 6 (semi-detached dwellings) - Increased footprint, increased ridge height of 325mm, and adjustment of siting. · Plots 2, 3, 7, 8 and 9 - Reduction in footprint. · Plots 1 and 2 - Adjustment of siting. The overall gross internal floor area (when taken as a whole) has reduced by 47 sqm from that approved via the Reserved Matters application from 1,258 sqm to 1,211 sqm.
SITE AREA	Approx 0.7 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	14 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The boundaries of the site consist of mature planting and trees of various heights and species
SITE CHARACTERISTICS	The site is currently partly vacant overgrown land with limited areas of hard-standing, but some site clearance has taken place.
CHARACTER OF LOCALITY	The character of the locality is rural, but an industrial estate is located to the north.

RELEVANT SITE HISTORY

A/80/20/NMA	Non material amendment following the grant of A/85/18/RES for amendments to House Type 3 (Unit C) footprint and internal layouts and subsequent amendment to proposed site plan.	Refused 10-06-20
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A/154/19/PL	Variation of pre-commencement condition 6 following the grant of planning permission A/131/16/OUT to make the condition into a 2 part condition: a) Pre-commencement obligating the developer to apply to Southern Water to undertake their design works; and b) Pre-occupation obligating the developer to provide evidence to the LPA that the implemented design is fit for purpose.	ApproveConditionally 21-02-20
A/85/18/RES	Approval of reserved matters for appearance, landscaping, layout & scale following outline consent A/131/16/OUT for 9 No. one & a half storey houses with garaging.	ApproveConditionally 04-10-18
A/131/16/OUT	Outline planning application with some matters reserved for 9 No. one & a half storey houses with garaging, including 3No. affordable housing units - This is a Departure from the Development Plan	App Cond with S106 21-12-16

REPRESENTATIONS

Parish Council - No Objection

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

None

POLICY CONTEXT

Designation applicable to site:

Classified Road

Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design

HDM1 H DM1 Housing mix
QESP1 QE SP1 Quality of the Environment

[Angmering Neighbourhood Plan 2014 POLICY HD3](#) Housing Mix

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

Angmering Neighbourhood Plan 2014 POLICY HD6 Housing Layout & Design

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 Angmering Neighbourhood Plan has been made and policies HD1, HD2, HD3 and HD7 are considered relevant in the determination of this 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 changes to the layout and appearance of the dwellings would not result in materially adverse effects on residential amenity or the character of the area.

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 principle of development was established with the granting of outline planning permission (A/131/16/OUT) for residential development. This application relates only to minor changes to the siting and design of the approved development. The intensity and scale of the development is unaltered.

BACKGROUND

With respect to the semi-detached houses (Plots 5 and 6), the original footprint of the dwellings at 77 sqm (not including the garage or conservatory) was below the size required of a 3 bedroom property over a single storey. The requirement for a 1 x double, 2 x single bedroom property is that it needs to meet a minimum floor area of 84sqm. The approved RM drawings detailed one of the single bedrooms as being below the internal floor area permitted for a bedroom and the internal layout did not comply with Part M of the Building Regulations requirements for the WC. Therefore due to the permitted properties not being of sufficient floor area to accommodate these required changes to the internal layout, the scale and gross internal area of these two houses has had to be modestly increased, from 106 sqm (as permitted via

A/85/18/RES) to 111 sqm as now proposed. These sizes include the conservatories and garage space. The revised floor area allows an increase of the bedroom sizes so there are now 3 compliant bedrooms - 2 singles and a double. In addition, the ground floor layout has been rearranged to enable there to be an accessible bathroom as required by Part M.

When the engineering design for the site commenced it was found the site 'setting out' would need alteration towards the north of the site to ensure that the falls from the first drainage connection to the outflow at end of the site would be sufficient to ensure the foul and surface water drainage would work satisfactorily. The electrical engineering design also noted that additional space was required for safe working around the electric meters for the new dwellings. The meters are to be positioned on the side of the properties so as to not visually clutter the front elevation. However, without adjustments to the site layout this would have restricted access to the rear gardens, and so the 2 buildings are proposed to be repositioned within their plots to ensure access, adequate falls for drainage, and safe working to meters can all be accommodated. The outcome was the 2 plots at the northern end of the site have had their positioning adjusted, resulting in a northward move of 1.26m within the overall site.

Whilst undertaking the detailed design other minor revisions to permitted dwellings have been incorporated, and this has resulted in Plots 2 and 3 reducing from 124 sqm to 108 sqm each, Plots 7 and 8 having their floor area reduced from 201 sqm to 197 sqm each, and Plot 9 also being reduced from 108 sqm to 91 sqm. Overall the scheme provides a 47 sqm reduction in gross internal floor area, when compared with the original RM approval. Despite these changes the scheme is now fully compliant with Policy D DM2 of the Local Plan, and the Technical housing standards - nationally described space standard (March 2015).

IMPACT ON VISUAL AMENITY AND CHARACTER

The pitch of the roof has been reduced from that previously permitted, to match the other 2 storey buildings on the site. Therefore although the changes to the footprint of these houses has resulted in an increase in the height of Plots 5 and 6, this has been minimised with the ridge height just 325mm above that permitted. This alteration provides visual consistency to the overall scheme, and in any case the semi-detached dwellings remain at a lower ridge height compared to the other properties on the site as per original planning scheme.

The proposed alterations retain a cohesive and balanced appearance to the development and the revisions to Plots 5 and 6 will not mean that they appear jarring or visually incongruous or out of scale with the other permitted dwellings. This is illustrated on the revised Streetscene drawing.

The changes do not demonstrably affect the sites design or layout, and there would be no visual detriment. The housing mix remains as previous permitted, and there are no implications in terms of access or parking provision. The garden sizes for each house remains as previously permitted, and there will no impact on landscaping or drainage. The overriding character and visual quality of the scheme will remain unaffected.

The proposed number of density and therefore number of units was approved to at outline stage and is unaffected and reflective of the established layout and size of neighbouring dwellings plots, in accordance with Angmering Neighbourhood Plan (ANP) policy HD7: 'Housing Density'. The development still allows family homes of varying sizes to be created, with ample space for parking and private amenity space. The development would not be cramped or at odds with the character of the surrounding area. The proposed positioning and form of the dwellings and their plot sizes would reflect the character of the surrounding residential area, which is typified by detached and semi-detached houses on medium sized plots.

The proposed development still respects the established plot widths within the locality and will reflect the

character of the existing built form and create a positive addition to the current style and mix of the area. Therefore, the proposals accord with policy HD5 'Built Form' of the Angmering Neighbourhood Plan (ANP).

Therefore, it is considered that the proposed residential use of the site would not result in unacceptable harm to the character of the locality and is deemed to accord with the limitations of DSP1 and DDM1 of Arun Local Plan.

The development still demonstrates a high quality design, reflecting local distinctiveness and seeks to incorporate local design features evident in buildings in the surrounding area, and as such the proposals accord with ANP policy HD6 (Housing Layout and Design). Further, the proposal would represent a high quality development, which would sympathetically relate to existing built form in accordance with saved policy DDM1 and DSP1 of the Arun Local Plan and the guidance set out in the relevant paragraphs of the NPPF that relate to design.

Further, the proposals will provide 5 no. 3-bed units, with the remainder being modest 4- bed dwellings which will provide a range of house types, in accordance with ANP Policy HD3.

RESIDENTIAL AMENITY

Given the relatively small changes to the positions of the dwellings the site amendments would not result in any unacceptably adverse impacts upon the residential amenity of neighbours or future occupiers of the site.

In addition, provision of ample amenity space is retained around each building in the amended layout, with front and rear garden areas provided to each new house. As a result, the proposal would not give rise to any inter-relational issues with respect to the amenities of future occupants with regard to light, privacy or outlook. It was established at the Outline stage that noise and disturbance arising from the use of the commercial premises to the west would not be so significant so as to adversely affect future residents of the proposed new housing.

In accordance with policy DDM2 of Arun Local Plan compliance with regard to Internal Space Standards set out in the Governments Technical Housing Standards (Nationally Described Space Standard) is sought in all residential applications. The requirement for a 3-bed/5 person dwelling is for a floor area of 93 sqm, whilst for a 4-bed/6-person dwelling the guidance sets out that the internal area should be 106 sqm. The floor areas proposed for the new housing is in excess of these minimum standards in both respects.

In respect of external garden standards, the proposals have been prepared to provide a spacious setting for the new houses, and thus incorporate the provision of good - sized private garden areas to the rear of each dwelling. The size of these areas is not materially altered. The external spaces are of a size and quality such that they are entirely appropriate given the type and size of house accommodation being provided.

SUMMARY

The proposed amendments are not considered to result in any adverse impacts which significantly or demonstrable outweigh the benefits of the proposed scheme. Therefore, the proposal is considered to accord with relevant development plan policy and is recommended for approval.

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
Drawing No. 1917-PL-150 'Proposed Site Plan'
 - Drawing No. 1917-PL-250 'Type 3 - Proposed Ground Floor Plan'
 - Drawing No. 1917-PL-251 'Type 3 - Proposed First Floor Plan'
 - Drawing No. 1917-PL-252 'Type 3 Proposed Roof Plan'
 - Drawing No. 1917-PL-356 'Proposed Front and Rear Elevations'
 - Drawing No. 1917-PL-357 'Proposed Right and Left Elevations'
 - Drawing No. 1917-PL-460 'Proposed Streetscene Elevations'.
 - nb018104:05 'Unit A & Substation'
 - nb018104:06 'Unit B'
 - nb018104:08 'Unit D'
 - nb018104:09 'Unit E'
 - HBA/790/01 Rev A 'Hard and Soft Landscape Plan', prepared by Huskisson Brown Associates

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:** This permission relates to the variation of condition 1 of planning permission A/85/18/RES only. The applicant is advised and reminded that the planning conditions attached to the original planning permission number A/85/18/RES remain in force and must be complied with. This decision only relates to the variation of Condition 1 of that planning permission.

- 3 **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.