

BE/102/11/

Recommendation Report for Planning Permission

REF NO: BE/102/11/

LOCATION: Land north of 258 & 260  
Chichester Road  
North Bersted

PROPOSAL: Outline application with some matters reserved to erect 2 no. dwellings with associated access

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | This is an outline application to consider the access and layout for a pair of semi detached houses.                                                                                |
| SITE AREA                   | 0.08 hectares.                                                                                                                                                                      |
| RESIDENTIAL DEVELOPMENT DEN | 25 dwellings per hectare.                                                                                                                                                           |
| TOPOGRAPHY                  | Predominantly flat                                                                                                                                                                  |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                      |
| BOUNDARY TREATMENT          | Fencing to the sides and rear. Wire fencing at rear of Renoir Mews.                                                                                                                 |
| SITE CHARACTERISTICS        | The site is a piece of waste land directly to the rear of 258/260 Chichester Road with an access road which directly passes 252 Chichester Road.                                    |
| CHARACTER OF LOCALITY       | Mixed residential. Predominantly houses along Chichester Road. Fairlands is predominantly bungalows. 254 is a chalet style house with windows in the gable end at first floor only. |

**RELEVANT SITE HISTORY**

|            |                                                                                            |                                    |
|------------|--------------------------------------------------------------------------------------------|------------------------------------|
| BR/172/60  | Residential development                                                                    | Refused<br>15-11-1960              |
| BR/674/75  | Erection of one storage shed for building plant and tools                                  | ApproveConditionally<br>28-01-1976 |
| BR/1009/80 | Proposed storage building for quipment and materials involved in scaffold erecting company | Withdrawn<br>05-01-1981            |
| BR/565/80  | Stationing of touring caravan on site                                                      | ApproveConditionally<br>17-09-1982 |

report

## REPRESENTATIONS

### Representations received:

Bersted Parish Council

No objections subject to County Highways consideration of the access onto Chichester Road.

4 letters of objection:

The access is unsuitable as there is limited visibility for pedestrians and vehicles. The site has overgrown trees that need lopping. The site is unsuitable for two storey dwellings which would invade privacy. The access is currently used by three properties and is attractively maintained, this could be lost if there is further development. Chichester Road is often gridlocked at this point. Will cause overlooking of properties and loss of privacy. Bungalow would be more suitable.

### Comments on Representations received:

Parish Council: Noted

Others: Noted

## CONSULTATIONS

West Sussex - Listed Building

Parks and Landscapes

WSCC Local Development Divis.

### Consultations responses received:

County Highways:

No objections

### Comments on Consultation responses:

Noted.

## POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Class A Road

## DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

GEN7

GEN12

The Form of New Development

Parking in New Development

## PLANNING POLICY GUIDANCE

PPS1

PPS3

PPG13

Delivering Sustainable Development

Housing

Transport

## 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

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

report

material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that the proposed access would pass directly to the front of 252 Chichester Road and the creation of two dwellings using this access is considered to be unneighbourly.

#### **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**

##### **PRINCIPLE:**

The site is within the built up area boundary where development is acceptable in principle subject to the normal development control criteria of visual and neighbour amenity. The proposal is in outline to consider the layout and access for two houses.

##### **PPS3 HOUSING AND CHARACTER**

While the proposed dwellings would be located within the built up area where the principle of development is accepted, garden land has now been reclassified in Annexe B of PPS3 (June 2010) and is no longer classified as brownfield/previously developed land. This re-classification is an attempt to stem the flow of loss of garden land and prevent the much publicised garden grabbing. While each application is judged on its own merit such development may have a possible impact upon the character of the area, the acceptability of which must be considered.

It should be noted that, whilst a presumption in favour of garden land development is no longer pursued, PPS3 does not advocate taking a negative stance towards garden land development. The intention is for a neutral view to be adopted and applications for development in garden land should be looked at on a case-by-case basis and judged on their overall merits. The core aim of PPS3 is to achieve development that is better integrated with its surroundings and does not produce excessive density and development of garden land that satisfies this aim would be viewed more favourably.

Furthermore, the revisions to PPS3 make it clear that the need for development to be in character is no longer modified by either the need for a minimum density or the need to make efficient use of residential garden land. The assessment of whether a scheme is in character with the surroundings is therefore considered against a differing criteria compared to that before the change to PPS3. As stated above, it is considered that the proposed layout is out of character with the surrounding area and would result in the loss of residential amenity for the existing dwelling at 252 Chichester Road therefore the proposal is not considered to accord to the principles of PPS3.

##### **ACCESS AND LAYOUT:**

The proposed access is via the existing access for 252 Chichester Road. This will entail an intensification of the use of the access directly to the front of an existing dwelling. It is considered that the proposal therefore would result in an unneighbourly form of development. Additionally, the

report

parking and access to the front of the proposed dwellings is only 2m from the rear garden of 19 Van Dyke Place. This dwelling has a particularly small garden area compared to other dwellings in the area and therefore it is considered that the proposed layout would represent a loss of amenity for 19 Van Dyke Place.

The dwellings are proposed to be semi detached houses which would be out of character with the bungalows in Van Dyke Place and the chalets at 252/254 Chichester Road.

Whilst it is recognised that 266 Chichester Road is backland development similar to the proposal, the access is to serve one dwelling only and it passes the sides of two dwellings rather than the front as is the situation in this case. The proposed two dwellings are considered to have a greater impact on surrounding neighbours.

County Highways are satisfied that the access and parking arrangements are satisfactory subject to condition. However, the loss of residential amenity and the layout of semi detached houses is considered to be out of character with the area and therefore it is recommended that the application is refused for the following reasons.

#### **RECOMMENDATION**

#### **REFUSE**

- 1 The proposal would constitute an unsatisfactory form of backland development which would be out of character with the surrounding pattern of development which in this location is predominantly bungalows or chalets. Additionally the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policy GEN7 of the Arun District Local Plan.
- 2 The proposed layout is out of character with the surrounding area and would result in the loss of residential amenity for the existing dwelling at 252 Chichester Road therefore the proposal is not considered to accord to the principles of PPS3.
- 3 The proposed development fails to make an adequate contribution towards affordable housing provision and is thereby contrary to the aims and objectives of PPS3 and the Council's interim affordable housing policy adopted on 18th August 2010.

#### **4 INFORMATIVE**

This application does not include the dwellings in Renoir Mews shown on the plan for information purposes only.



# Schedule

- Unit 1: 1 Bed 1 Bath 1 Kitchen 1 Living Room 1 Dining Room 1 Terrace 1
- Unit 2: 1 Bed 1 Bath 1 Kitchen 1 Living Room 1 Dining Room 1 Terrace 1
- Unit 3: 1 Bed 1 Bath 1 Kitchen 1 Living Room 1 Dining Room 1 Terrace 1
- Unit 4: 1 Bed 1 Bath 1 Kitchen 1 Living Room 1 Dining Room 1 Terrace 1
- Unit 5: 1 Bed 1 Bath 1 Kitchen 1 Living Room 1 Dining Room 1 Terrace 1
- Unit 6: 1 Bed 1 Bath 1 Kitchen 1 Living Room 1 Dining Room 1 Terrace 1

66 101 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



R & M Holding

20 Rindor Nk's/Firlands  
Rindor Nk's  
Firlands School 1

11 023 SK001





**Schedule**

- Unit 1: 1 bed bungalow (57m<sup>2</sup>)
- Unit 2: 2 bed bungalow (60m<sup>2</sup>)
- Unit 3: 2 bed bungalow (60m<sup>2</sup>)
- Unit 4: 1 bed bungalow (57m<sup>2</sup>)
- Unit 5: 3 bed bungalow (84m<sup>2</sup>)  
-exc single garage
- Unit 6: 3 bed bungalow (84m<sup>2</sup>)  
-exc single garage
- Unit 7: 3 bed chalet bungalow (110m<sup>2</sup>) -exc single garage
- Unit 8: 3 bed chalet bungalow (110m<sup>2</sup>)

17 parking spaces

BE 120 12  
25.11.12

Adams Integra  
BE/120/12

H & M Holding

Land off Rendir West  
Bogor Regis  
Proposed Site Plan

ASP/2016.002

