

BN/40/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Approval of reserved matters following outline consent BN/23/05 for 11 flats. Lake Lane Garage, Lake Lane, Barnham.
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Approval of reserved matters for proposed hard and soft landscaping scheme to previously approved flats.
SITE AREA	0.097 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	113 dwellings per hectare approximately.
TOPOGRAPHY	Site rises up by approximately 1.5m from the front to the rear.
TREES	None of significance affected by this application.
BOUNDARY TREATMENT	1.8m high close boarded fencing and 5m high tree and foliage to rear and south boundaries of site, 2m high wooden site boarding to north (all measurements approximate).
SITE CHARACTERISTICS	Site has been cleared.
CHARACTER OF LOCALITY	Predominantly two storey residential properties surrounding. Two storey 'Churchill House' residential flats to south and east. Individual residential dwellings in Halliford Drive. Adjacent to the north are shops and office premises with some residential above. Shared right of way on north side of the site. Two storey 'Parsonage Farm House' immediately opposite the site. Also to the west is 'Marden House', which is a development of flats that partly rises to three storey. 'Toro' is a two and a half storey property at the junction of Lake Lane and Halliford Drive.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BN/2/05	Outline application for the demolition of the former petrol station and erection of 8 no 2 bed apartments and 5 no 1 bed apartments.	Withdrawn 11-03-2005
BN/23/05	Outline application for the demolition of former petrol station and erection of a block, containing 9 no. 2 bedroom apartments, 2 no. 1 bedroom apartments (Resubmission following BN/2/05).	Approved conditionally 28-09-2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Barnham Parish Council	No objection
LOCAL GROUPS	None

BN/40/06**REPRESENTATIONS RECEIVED**

SOURCE	SUMMARY OF CONTENT
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parks and Greenspaces	No objection – suggested species for the two trees not labelled, shown to the front of the site. Measures need to be taken to protect existing trees particularly from site traffic. BS 5837:2005 – Trees in relation to construction should be referred to.
Southern Water	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Land Liable to Flood Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, ERA4, CH1, NE1, NE2 Arun District Local Plan : GEN5, GEN7, GEN11, GEN31

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPG3	- Housing
PPG13	- Transport
PPS23	- Planning and Pollution Control
PPG25	- Development and Flood Risk

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.
--

COMMENT ON CONSULTATION RESPONSES

This application is for the approval of a landscaping scheme, however an informative could be placed on an approval referring to BS 5837:2005 – Trees in relation to construction.
--

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made</i>

BN/40/06**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

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 it would have no materially adverse effect on either the visual amenities of the locality or residential amenities of adjoining properties, nor would it have 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 proposal site is situated within a predominantly residential area, consisting largely of two storey properties and flats to the rear of the site. Adjacent to the north are shops and office premises with some residential above and a shared right of way on north side of the site.

The site has the benefit of outline planning permission (BN/23/05) for 11 residential flats on two and half stories with front and rear dormer windows and rear parking area with space for 11 cars, bin and cycle store. The application sought approval for layout, number, siting, design and external appearance of the building together with means of access to the site. The current application is for the approval of the remaining reserved matter, landscaping.

The proposed scheme is considered acceptable; Parks and Greenspaces have been consulted and have made no objection, appropriate species were recommended for the two trees sited to the front of the site. The applicant selected *Prunus Serrula* "Fruiticosa Globosa" (Cherry).

The landscaping scheme is considered acceptable within the context of the approved housing scheme and the surrounding development.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development will not be obtrusive in the street scene, nor would it conflict with the established character of the residential area.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.



BARNHAM**BN/40/06/**

Approval of reserved matters following
outline consent BN/23/05 for 11 flats.

Lake Lane Garage
Lake Lane
Barnham

RECOMMENDATION

Approve Conditions

- 1 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 2 This permission relates to the plans as submitted and amended by substitute site plans dated 18th October 2006.

Reason: For the avoidance of doubt.

- 3 No development shall be carried out unless and until details of the hard landscaping scheme have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the hard landscaped areas.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** The existing trees/bushes/hedges which surround the site should be protected in accordance with BS 5837:2005 - Trees in relation to construction.

