



PARKER DANN

Chartered Town Planning Consultants

Our ref: PD/2049

Your ref:

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Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

19th August 2014

Dear Sir/Madam,

RE: PLANNING APPLICATION FOR THE REPLACEMENT OF THE PERMITTED SHOP DEVELOPMENT PERMITTED UNDER PLANNING PERMISSION REFERENCE CM/18/98 WITH A SINGLE RESIDENTIAL DWELLING WITH CONSEQUENTIAL AMENDMENT TO THE LEGAL AGREEMENT ATTACHED TO THAT PERMISSION (RENEWAL OF PLANNING PERMISSION REFERENCE CM/18/11)

This statement is to accompany the application for the above proposal. The following documents and plans are also submitted as part of the application:

- Drawing No.s 01, 02, & 03
- Site plan 1:200
- Location plan 1:1250
- Draft S106 Agreement

Background

Planning permission was granted subject to conditions (application ref. CM/10/08) that allowed for the replacement of the shop development permitted under planning permission ref. CM/18/98 with the erection of a 1.No 4 bed dwelling. This permission was renewed on 1st February 2012 under planning application CM/18/11 with the condition that the development shall be begun before the expiration of 3 years from that date. This planning permission has yet to be implemented and we are conscious that the expiry date to implement this permission is approaching.

Following the granting of the renewed planning permission in February 2012, market conditions in the house-building sector in the years since have continued to be unfavourable, which has resulted in the delay to the commencement of this development. In addition, changes in our Client's personal circumstances and adverse health have also hindered the commencement of the development. This has dictated the timescales into which the project can be feasibly realised and started, but as of yet the project has struggled to get underway with further uncertainty as to the possibility of the development commencing prior to the expiration of the current permission, which is due to expire on 1st February 2015. However, we envisage that the development will be able to commence after this date and, therefore, we seek for the renewal of the planning permission to allow for this.

Application Site and Context

The application site is located at the entrance to Waterford Gardens and fronts onto Horsemere Green Lane in Climping. It consists of an area of undeveloped land left over

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from the development of the former Fordacres Nursery site that now accommodates the residential development known as The Beaches and Waterford Gardens. The land is located towards the western edge of the village of Climping. Immediately to the north of the land is Horsemere Green Lane. To the east and south are residential dwellings and to the west across the road lies The Telecottage building.

Approach

This application adopts an identical approach to the development of the land to the scheme approved by the Council in January 2009 (Council ref : CM/10/08) and subsequently renewed in February 2012 (Council ref : CM/18/11). It proposes the development of a single residential dwelling on the land with associated garage space, gardens and access from Waterford Gardens.

The overall approach adopted by the applicant is to work very much with the existing character of the surrounding development at Waterford Gardens and The Beaches and within the envelope of the permitted shop development originally proposed for the land itself. In this way, the aim is to create a high quality development that is entirely appropriate and sympathetic to its surroundings.

Design

Use and Amount of Development

The application proposes the development of a single residential dwelling consisting of ground and first floor accommodation only and a separate ancillary double garage. The dwelling would accommodate four bedrooms and would have a total floorspace of 172.4 sq m (gross). The double garage would have a total floorspace of 33 sq m.

Layout

The proposed dwelling would be positioned towards the western end of what is an approximately rectangular plot. Its location is partly dictated by the need to preserve a visibility splay for traffic travelling along Waterford Gardens but also to create a suitable presence at the entrance to the housing development itself. The garage would be positioned at the eastern end of the application site adjacent to the vehicular entrance. Internally, the dwelling would be arranged in a fairly standard form with daytime living accommodation provided at ground floor level and bedroom accommodation at first floor.

Scale

The floorspace of the proposed dwelling would be 172.4 sq m (gross). The floorspace of the double garage would be 33 sq m. The dwelling would have a maximum height to ridge of 9.65m, a width of 13m and a maximum depth of 7m. The double garage would have a ridge height of 4.7m, a width of 5.5m and a depth of 6m.

The ridge height of the originally proposed shop development for the site was 8.5m and that development would have had a width of 13m and a maximum depth of 7.9m.

Landscaping

The proposed dwelling would sit within landscaped gardens. Paving materials for the driveway serving the property would be appropriate to the locality. A 1.8m high close boarded timber fence is proposed for part of the northern and eastern boundary of the application site to provide privacy to the garden of the property. It is noted that in its decision to grant planning permission for the previous scheme on the site, the Council requested that the proposed close boarded fence on the northern boundary be replaced by hedgerow – the details of which were to be submitted to and approved by the Council prior to the commencement of development (see condition 9 of the planning permission). This approach is acceptable to the applicant.

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Appearance

The dwelling would be of a traditional design arranged over ground and first floors with a steeply pitched roof. It would be constructed from brick and its walls would be finished in white render to match the approach used for other dwellings within Waterford Gardens and The Beaches. The western half of the dwelling would have a thatched roof to match the thatched roofs used elsewhere within the development. The eastern half of the dwelling would be finished in plain clay tiles – again a material in common use within the development. The garage would be constructed from brick with a plain clay tile roof to match the dwelling itself.

Access

The property would be accessed from Waterford Gardens. A direct pedestrian route from the road to the front door would be provided along with a separate vehicular access via a driveway to the side. This latter access would lead to a parking area and the double garage. A step free and level route for pedestrians from the vehicular access to the dwelling would be provided through the garden area. The ground floor of the property would also be step free allowing access for the mobility impaired.

Planning Policy

Since the granting of the renewed planning permission in February 2012, the National Planning Policy Framework (NPPF) was introduced and implemented nationally in the following month of March 2012. This Policy document continues to be a material consideration in the determination of planning applications. Planning applications for new dwellings are aided by the Government's desire to *"boost significantly the supply of housing"* (Paragraph 47). The NPPF also advocates that Local Planning Authorities should approve *"development proposals that accord with the development plan without delay"* (Paragraph 14). As the plans for the development are unchanged, it is considered that the development still accords with Policy GEN7 of the Arun District Local Plan (2003), which continues to be the adopted development plan for the District for the determination of planning applications.

Conclusion

There have not been any perceivable changes to the site or the surrounding area since the granting of the renewed planning by the way of physical site characteristics or new development on adjacent land, and the proposed plans remain the same as the previously approved applications.

We therefore consider that there are no material reasons why the renewal of the planning permission should not be granted, and we therefore respectfully request that the application will be determined favourably.

Please do not hesitate to contact me should there be any queries regarding this application.

Yours faithfully,

Stephen Ho BA (Hons) MSc

Assistant Planning Consultant

For and on behalf of Parker Dann

