

Recommendation Report for Planning Permission**REF NO:** EP/105/11/**LOCATION:** 46 Old Worthing Road
East Preston**PROPOSAL:** Conversion of house to 2 no. self contained 2 bed cottages**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	590 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Mature hedging enclosing front boundary of the site some 3-4m in height. Timber fencing to side and rear boundaries, approximately 1.8m in height.
SITE CHARACTERISTICS	Detached 2 storey dwelling, red brick elevations and hipped red tile roof. Central porch to front elevation and lean-to/car port to east side of dwelling with detached garage beyond to rear of property. Timber pergola within rear garden which is to be removed.
CHARACTER OF LOCALITY	Residential with arable fields to the east. Mix of types and styles of dwellings within the locality, 1 and 2 storeys in height.

RELEVANT SITE HISTORY

EP/135/83	Garage carport and driveway extension- Re-route foul water drains	Refused 30-11-1983
EP/162/83	Garage carport re-route foul water drains	ApproveConditionally 25-01-1984

REPRESENTATIONS**Representations received:**

East Preston Parish Council

The Committee agreed that it would raise no objections to the Application. However, the

report

Committee is concerned about traffic management in the vicinity of the Application, especially in light of a fatal motorcycle accident across the road from the site about two years ago. The Committee was unclear whether every Application was sent to WSCC Highways for comment, and would therefore appreciate it if this Application could be sent to WSCC Highways. The Committee felt that the proposal might lead to a small increase in traffic very close to the busy roundabout on the A259.

Comments on Representations received:

Comments are noted. WSCC Highways have been consulted on the application, there comments are given below.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways:

There appears to be no apparent visibility issue at the point of access onto Old Worthing Road. In response to the comments raised by the Parish Council, this has been checked with the accident records team in relation to the 2007 motorcycle accident. It was concluded that the accident resulted due to other extenuating circumstances and not as a result of poor visibility or any of the existing accesses. In addition there have been no other accidents in the vicinity of the existing access point.

In light of the minor nature of the proposal, it is considered unlikely that this proposal would generate any further significant vehicle movements or result in any highway safety concerns, hence no over riding concerns would result.

If the LPA are minded to grant permission for this application a condition for parking and turning should be included.

Comments on Consultation responses:

Comments noted. However given that the plans provide detail identifying 4No. proposed parking spaces and sufficient area is maintained on-site for the turning of vehicles, a condition is not considered to be required.

POLICY CONTEXT

Designation applicable to site:

Built-up area boundary

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) GEN2
GEN7

Built-up Area Boundary
The Form of New Development

[Publication Version of the Local Plan \(October 2014\):](#)

PLANNING POLICY GUIDANCE

PPS1
PPS3

Delivering Sustainable Development
Housing

SUPPLEMENTARY POLICY GUIDANCE

XXX6
EPDS

Interim Affordable Housing Policy
East Preston Village Design Statement by E P

Parish Council

POLICY COMMENTARY

PLANNING

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

PLANNING

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the 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 proposed conversion of the existing dwellinghouse into 2No. self contained 2 bed cottages is considered to be acceptable in principle given the siting of the existing dwelling within the built-up area boundary, however this is subject to compliance with relevant development plan policies.

The proposed impact upon the visual amenity of the locality is considered to be minimal, notable changes are the removal of 1st floor windows to the front and west side elevations. These changes would not materially affect the appearance of the dwelling and the removal of the side windows would also reduce the level of overlooking of neighbouring sites which is currently available.

In terms of residential amenity for any future occupants of the proposed dwellings, this would also be acceptable with private amenity space provided for each of the dwellings to the rear with the existing garden area divided by 1.8m high close board timber fencing. Provision of amenity space is also provided to the front of the property albeit communal. These collectively ensure adequate provision of amenity space to a level which is comparable with that of other residential properties within the locality.

Whilst the proposed alterations would result in the formation of a new dwelling to which the Councils Affordable Housing Policy would normally be applicable, the proposal does not result in further living accommodation. The existing dwelling has 4No. bedrooms existing, therefore given that the proposed development does not result in the formation of any further bedrooms, the policy is not considered to be applicable.

The site provides 4No. off-street parking spaces and an area within the site for the turning of vehicles clear of the highway. This does not provides an acceptable level of parking, in accordance with West Sussex County Councils parking standards which requires 5No. parking spaces to be provided on site. However it is considered to be sufficient for the proposed development and the existing drive way is sufficient for on-site turning as well as visitor parking.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

1:1250 Plan; Drawing No.s 1160/01/06; 1160/01/05; 1160/01/03; 1160/01/04; 1160/01/01 and 1160/01/02.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To maintain adequate amenity space for occupants in accordance with policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1, PPS3

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.