

PLANNING APPLICATION REPORT

REF NO: EP/123/10/

LOCATION: Crinnis House
Seafield Road
East Preston

PROPOSAL: Outline Application with all matters reserved for a proposed sustainable dwelling with parking area and store building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. As this is an outline application with all matters reserved the accompanying plans are indicative only. The applicant has confirmed that the proposed dwelling would have maximum dimensions of 6.6 metres in width by 12.58 metres in depth and 6.9 metres in height.
SITE AREA	Approximately 195 square metres.
RESIDENTIAL DEVELOPMENT DENSITY	Approximately 51 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	There are a number of trees and shrubs around the site boundaries. The majority of trees are concentrated towards the rear (northern) boundary and generally consist of small and medium sized fruit trees. None of these are currently subject to Tree Preservation Orders.
BOUNDARY TREATMENT	The western boundary is currently open as the site forms the eastern part of the amenity of space at Crinnis House. Other boundaries are marked by approximately 1.8 metre high timber fencing as well as informal tree, hedging and shrub plantings.
SITE CHARACTERISTICS	The site is currently amenity land belonging to Crinnis House. There is a hard surfaced driveway/parking area to the front which is served by gates on Seafield Road. There is also gated access from Sea Road which is to the east. Behind the driveway is a garden area which is partitioned from the driveway area by a low flint wall.
CHARACTER OF LOCALITY	The site is located on a corner plot at the junction between two residential roads, the immediate surrounding area is part of an Area of Special Character which was designated in 1997. To the south and west of the site is Seafield Road which is characterised by large, detached dwellings which are set back from the wide road with the overall characteristic being a sense of spaciousness and low density. Sea Road, which passes to the east has a more

intensive array of housing, including small blocks of flats. This is a narrow road which is lined by a flint wall in places, buildings are generally close to the highway or directly adjacent to it. Nearby buildings are generally two-storeys high. A mixture of designs are present.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

East Preston Parish Council

EAST PRESTON PARISH COUNCIL: OBJECTION:

The proposed development is within an Area of Special Character and the proposal would have a detrimental impact on the distinctive special character.

The proposal is contrary to the recent government initiative to stop 'garden grabbing' in the amended PPS3.

Will result in a form of development that would adversely impact upon the spacious character of the area through the introduction of a cramped form of development contrary to the layout of the area, contrary to policy GEN7 of the Arun District Local Plan and PPS1 and PPS3.

Would result in an unacceptable relationship with adjoining properties and adversely impact upon the future occupants of the proposed dwelling through a loss of residential amenity contrary to Policy GEN7 of the Arun District Local Plan.

1 LETTER OF OBJECTION: (EAST PRESTON & KINGSTON CONSERVATION SOCIETY)

Would be of a much higher density than other houses in Seafield Road and would create a house that had a wall directly on the roadway of Sea Road. The informal character of Sea Road would be destroyed.

The proposed house would be built on a garden that now contributes to the character of the area. . As gardens have the same status as public parks and allotments this garden should be protected from development.

The East Preston Village Design Statement recommends that density of new development should not be significantly different from the existing density in a road; and that; in this part of the garage, that the relatively large gardens should be retained.

Policy GEN7 states that new development should respect and enhance local distinctiveness. This proposal would have the opposite effect.

3 LETTERS OF SUPPORT (1 OF WHICH IS FROM THE APPLICANT):

Happy to support this application providing that the issue of privacy is dealt with in relation to

the 1st floor window nearest to our property. The new property will tidy the area greatly and will remove a tired and characterless hedge. The character of Seafield Road will not be affected. Additional soft landscaping will enhance the visual appearance of the road and maintain local distinctiveness. This is not garden grabbing as the plot is an unused and overgrown driveway with a small section of garden. The location is described as an area of varied density, high in parts, in the East Preston Village Design Statement. The Parish Council's is based on the wrong criterion as the site is within Policy Area 3 not 1. The proposed house will have a comparable sized garden to neighbouring properties.

Comments on Representations received:

Noted. It is considered that the visual impact upon Seafield Road will be minimal as the proposed dwelling would be set well back from it. However, it is agreed that the visual impact of the proposal towards the street scene on the west side of Sea Road would be detrimental towards the Area of Special Character.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

WEST SUSSEX COUNTY HIGHWAYS:

WSCC has no objections to the principle of the application, providing the applicant modifies the proposal to include a shared access rather than constructing a new access. The application may not be considered to include sufficient space for the expected number of vehicles at the development. In this instance, the applicant should demonstrate that the total number of parking spaces available at the development, either through provision of off-street parking spaces, on-street spaces (on or off the public highway) or a combination of both, is sufficient to accommodate the expected number of vehicles at the development.

Comments on Consultation responses:

Noted. Parking arrangements can be confirmed and assessed at the full application stage, should outline permission be granted.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

Area of Special Character

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)
[AREA1](#)

Built-up Area Boundary
The Form of New Development
Areas of Special Character

PLANNING POLICY GUIDANCE

PPS1
PPS3

Delivering Sustainable Development
Housing

SUPPLEMENTARY POLICY GUIDANCE

EPDS

East Preston Village Design Statement by E P
Parish Council

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 material considerations indicate otherwise."

The proposal is considered to conflict with Arun District Local Plan policies GEN7 and AREA1 in that it would be out of character with neighbouring dwellings on the western side of Sea Road due to the position of the proposed dwelling and the size of the plot and, as such, would have a detrimental impact upon the surrounding Area of Special Character.

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 dwelling would be positioned towards the eastern edge of the site, alongside Sea Road and the eastern elevation wall will be directly alongside the highway. The proposed dwelling will, therefore, have a significant visual impact that will alter the street scene. It is considered that this alteration would have a negative impact on the character and appearance of the surrounding area.

It is noted that permission was granted for a dwelling directly abutting the highway, following a successful appeal to the Secretary of State, at No. 129 Sea Road, a property nearby to the south-east of the site. Crucially, No. 129 Sea Road is on the opposite side of Sea Road to the site of the proposal. The appeal inspector noted that Sea Road possessed a split characteristic with the west side of the road exhibiting 'large detached houses or flats, most of which are in substantial grounds, creating an open and spacious appearance' whilst the east side 'has a more intimate, tight knit character, with narrow roads and driveways and more closely grouped clusters and terraces of smaller dwellings.'

As the proposed dwelling would be situated on the western side of Sea Road, where an open and spacious character is prevalent, it is considered that through a combination of the size of the plot and the proximity of the dwelling to the boundary shared with the highway, that the dwelling would appear out-of-keeping with its surroundings and harmful towards the character and appearance of the designated Area of Special Character by forming an incongruous and intrusive feature.

It is therefore recommended that the application is refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposal would constitute a cramped form of development which by virtue of its siting, plot size and garden size would be out of character with other dwellings on the western side of Sea Road and detrimental to the visual amenities of the surrounding area which is defined as an area of special character. The development would therefore be contrary to policies GEN7, AREA1 of the Arun District Local Plan.