

Conformity to Local Plan

Conformity to Local Plan Policy GEN7

National Guidance

PPS1 and PPS3 require Local planning Authorities to use land within urban areas effectively and efficiently in the provision of new housing. Preference will be given to buildings and land which are sustainable in nature, especially previously developed land.

The application site is located within the defined built up area boundary for East Preston whereby there is presumption in favour of development and the proposal is therefore compliant with National Guidelines in seeking to use the land efficiently and effectively in the provision of new housing in what is a sustainable location close to local services and public transport.

Local Plan Considerations

GEN7 and AREA1 of the Arun District Local Plan sets out the criteria against which development proposals will be assessed.

Local Plan Policy AREA1

Policy AREA1 Areas of Special Character, as defined on the Proposals Map, planning permission will be granted subject to:

Criterion 1 to policy AREA1 Areas of Special Character.

Requires the retention of buildings and other features such as boundary walls, hedges, trees, railings open spaces, etc. which make positive contributions to the special character areas.

The application proposal retains the existing low flint wall alongside the highway, hedging and trees are retained where possible and new landscaping as required and therefore is in accordance with the criterion.

The proposed site is residential in nature so the retention of open spaces does not arise. It is therefore considered that the proposed dwelling retains the established character of the area and acknowledges and enhances local distinctiveness.

Criterion 2

The maintenance of an appropriate mix of uses where this is an important element in the character area. As the proposed property is residential in nature no such elements arise.

Criterion 3

The development makes a positive contribution to the special character of the area particularly with regard to the characteristics included for the description given in the supplementary planning guidance relevant to Sea Road.

The characteristics of the area of special character as appropriate to the proposed dwelling and described in the supplementary planning guidance for Sea Road are retained and enhanced by the proposed development.

The scale and proportions of the proposed site and dwelling is characteristic of and in keeping with existing and recent developments in the locality, the design approach re-establishes a more traditional style of development to the boathouse style that has become characteristic of the area. It is therefore considered the proposed development accords with established characteristics of the locality and will make a positive contribution to the special character of the area and put in order the unkempt appearance.

The proposed dwelling is situated in Sea Road so will not have an adverse influence on the private gated estate of Seafeld Road nor will it be noticeable from within the gated element of the road.

It is therefore considered the proposal complies with Policy AREA1 Areas of Special Character, as defined on the Proposals Map, and accords to recent and established developments.

Local Plan Policy GEN7

Criterion 1 to policy GEN7

Requires that development make efficient use of land or buildings and in the case of new residential development achieves net densities of at least 30 dwelling per hectare.

The application proposal, although only one dwelling, achieves a density of approximately 51 per hectare and therefore in accordance with the criterion.

Criterion 2

Requires that development responds positively to the identified characteristics and recourses of the site and respects and enhances local distinctiveness. The application site is located to the west of Palm Court Cottages and adjacent of the applicant's home, Crinnis House.

The topography of the land is flat and therefore the proposed siting of the new dwelling has been derived to concentrate any development to a position away from alongside the highway adjacent to the north boundary to maximise solar gain potential for heating and energy and enhance natural lighting and ventilation and to avoid visual proliferation and any potential nuisance of overlooking issues with nearby properties.

The site has its own distinctive character and adjacent residential development is characterised by modern traditional and boathouse type buildings and more established residential development ranging from the 1930's to present time.

The proposed new dwelling therefore acknowledges the local distinctive architecture established by the recently erected extension to 1 Palm Court the established Palm Court Cottages and dwellings to the south, the Lodge, 129 Sea Road, the Boat House and the impending development in East Preston Dinghy Sailing Club caravan park.

It is therefore considered that the proposed dwelling responds to the established character of the area and acknowledges and enhances local distinctiveness as established by the nearby architecture.

Criterion 3

Requires that development promotes sustainable development, including conservation of energy and reducing the need to travel particularly by car.

The proposed dwelling is of a sustainable energy saving carbon efficient construction and close to local services employment opportunities and public transport facilities and therefore in accordance with the criterion.

Criterion 4

Requires that development does not have an unacceptable impact on adjoining occupiers, land users or property and the design and siting of the proposed dwelling has derived from this principal consideration.

In respect of fenestration this has been designed to prevent any potential overlooking of adjoining properties to the west and east of the site and there are no properties inside of 30metres to the north or south of the proposed dwelling. First floor windows are therefore only accommodated to the north and southern elevations and as a gesture of neighbourliness obscured glass with external louvers is specified for the stairwell.

The proposed materials are reflective of the sites existing adjacent properties utilising slates for the roof and fibre cement feather edge boarding for the first floor element of the building over red brick.

It is therefore considered that the design of the proposed building respects established residential amenity and will not result in any undue overlooking or loss of privacy.

Criterion 5

Requires that the development takes account of any unacceptable adverse impacts that may arise from adjoining land uses or property, and as these are residential in nature no such impacts will arise.

Criterion 6

Addresses the issue of the retention of significant open or wooded areas that in their own right make a material contribution to the local environment, as the proposed dwelling is residential in nature no such issues will arise.

Criterion 7

Requires that the development allows for the safe movement of pedestrians and vehicles giving priority to pedestrians, this has been achieved by the provision of on site parking.

Criterion 8

Requires that development provides for the parking of vehicles in accordance with the Highway Authority standards and this is complied with.

Location clarification

The proposed site is situated alongside and parallel to Sea Road and Sea Road, as appropriate to the proposed dwelling, is classified a class C road within a built-up area boundary.

The East Preston Village Design Statement, which is now a material consideration, the Arun District Local Plan and the Local Development Framework Supplementary Planning Document for Areas of Special Character Description Review adopted 2005 describe Sea Road as being without difference for its entire length, which includes the eastern and western sides of the road, including Areas of Special Character AREA1.

Summary

It is considered that the proposed development complies to Development Plan Policies and Local Plan Policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjacent properties, nor would it have an adverse impact upon the established character of the surrounding residential area.

The scale of the proposed site and dwelling is directly comparable and characteristic of and in keeping with all other recent and impending developments in the locality.

It is therefore considered that the proposal complies with all relevant policies, as applied to and in accordance with recent, impending and established developments.