

EP/174/06**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Five new houses to replace row of garages, consisting of 1 x two-bed, two storey and 4 x three-bed two and a half storey houses with off street parking and private rear garden Land to Rear of Shops, Sea Road, East Preston
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal involves demolition of a row of garages and replacement with a terrace of 5no. houses. Off road parking at a ratio of one space per unit is proposed adjacent to Beechlands Close. Elevations of the dwellings would be brickwork with timber boarding and plain tile roofs
SITE AREA	805 sq.m. (0.805 hectares)
RESIDENTIAL DEVELOPMENT DENSITY (NET)	62 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance
BOUNDARY TREATMENT	To access road boundary 2m. high privet hedge.
SITE CHARACTERISTICS	Frontage, two storey shops/flats above. Bungalows to rear Beechlands Close 35A single storey engineer's office. Land separated from rear of shops by roadway. At present overgrown. Some sheds. Single storey garages, some first floor balcony areas on flat roofs above shops.
CHARACTER OF LOCALITY	Mix of retail and residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
EP/57/54	9no. shops with 4no. flats over	Approved Conditionally 10/8/54

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
East Preston Parish Council	Objection - On site parking provision of one space per dwelling is contrary to parking standards. Parking which currently takes place in area will be displaced resulting in loss of 18no. spaces and shortfall of 5no. spaces which would obstruct highway. Out of character. Detrimental to visual amenity. By virtue of three storey terraced design, siting and plot arrangement would be out of character in the area and detrimental to the visual amenities of the area. Unneighbourly. Adverse impact in established character of Beechlands Close area would set a precedent.
West Sussex Wildlife Protection	Land needs checking for wildlife.
East Preston & Kingston	Density substantially greater than other property in Beechlands Close

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Preservation Society	Would cover 69% of site leaving little space for gardens. Two storeys would dominate adjoining property. Parking is inadequate.
8 no. letters of objection 12	Beechlands Close is a narrow road and unsuitable for rear parking. Where would shopkeepers and employees park? Parking would result on adjoining roads. Town houses inappropriate. Bungalows would be more in keeping. Overdevelopment in small area with poor access. Congestion already. Situation would be worsened. Pedestrians may be forced onto roads. Access for emergency vehicles would be worsened. On road parking already causes problems.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class C Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, NE2, CH1, DEV1, DEV4 Arun District Local Plan : GEN2, GEN7, GEN8, GEN12

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPS3	- Housing

POLICY COMMENTARY

The above policies combine to outline the relevant development control criteria against which the application will be assessed particularly with regard to visual and residential amenity.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Concerns regarding overdevelopment are agreed in that the garden areas to serve the proposed dwellings would be appreciably smaller than those adjoining. The height of the proposal would be similar to the shop units, but would be significantly higher than the bungalow to the east. Parking would accord with standards.
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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

EP/174/06**ASSESSMENT OF PROPOSAL****DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

"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 relevant Development Plan policies in that there would be a materially adverse effect on visual amenity and the character of the 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 development would appear prominent in the street scene when viewed from Beechlands Close. Whilst the height would reflect that of the adjacent shops it would be significantly greater than the adjacent bungalows which front Beechlands Close. The height of the building would be accentuated by the narrowness of each of the units and the plot sizes would be uncharacteristically small particularly those which serve the three bedroom properties. The proposal would therefore represent an overdevelopment of the site which would adversely affect the character and appearance of the area.

Given the distances to the adjoining properties and position of windows it is not considered there would be any materially adverse effect on residential amenity.

The application is therefore recommended for refusal for the reasons given overleaf.

EAST PRESTON

EP/174/06/

Five new houses to replace row of garages, consisting of 1 x 2 bed 2 storey & 4 x 3 bed 2 1/2 storey houses with off street parking & private rear gardens

Land to rear of shops
Sea Road
East Preston

RECOMMENDATION

Refuse

- 1 Given the height of the proposal and the size of the site it is considered 5 dwellings and private amenity space cannot be satisfactorily accommodated without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

