

EP/17/09/**PLANNING APPLICATION REPORT****REF NO:** EP/17/09/**LOCATION:** Land North Of Seaside Cottage
South Strand
East Preston**PROPOSAL:** Three bedroom detached house in the land North of Seaside Cottage**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed dwelling measures approximately 12.5 metres in length by 5.5 metres in width and 6.6 metres in height.
SITE AREA	Approximately 225 square metres.
RESIDENTIAL DEVELOPMENT DEN	Approximately 44 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	The site is currently part of the access to Seaside Cottage. There is approximately 1.8 metre high timber fencing on the western boundary although this is currently in a dilapidated condition. The fence is lined, in places by overgrowth.
SITE CHARACTERISTICS	The site is currently formed of a concrete driveway that provides access to Seaside Cottage and part of a front lawn area. Seaside Cottage itself is a detached, two storey dwelling which has white painted brick elevation walls and a tiled, gable roof. There are two single storey lean-to extensions at opposite ends of the front of the building.
CHARACTER OF LOCALITY	The site is located on a predominantly residential road which runs to the north of East Preston beach. The buildings that line the road are a mixture of designs and sizes but are, predominantly, detached, two storey dwellings. In general, the dwellings along the road are positioned fairly close to the front of the site, there are further dwellings behind many of them that are accessed by private drives or, in some cases, cul-de-sacs.

RELEVANT SITE HISTORY**REPRESENTATIONS****Representations received:**
East Preston Parish Council
Objection.

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The proposed development is located in the area known as Angmering-on-Sea which is a private estate characterised by mainly detached houses built on relatively large plots with large gardens. The proposed in-fill development would result in the unacceptable loss of an important part of a garden and would have a detrimental impact on the character and appearance of the locality.

The site by reason of its size is considered unsuitable to accommodate a dwelling and private amenity space without damaging the character of the area. The cramped nature of the dwelling would also be detrimental to neighbouring outlook and would harm the existing street scene, contrary to Policies G1, G5 and B1 of the West Sussex Structure Plan and GEN 7 of the Arun District Local Plan.

The proposed development would be visually intrusive and un-neighbourly and would have a materially adverse effect on the residential amenities of adjoining properties.

The development would lead to overlooking, loss of light and adversely affect the privacy and quiet enjoyment of neighbouring properties contrary to Policy DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

The development would conflict with the objectives of the Governments Planning Policy Statement 3 (PPS3). The proposal fails to meet the objective of positively improving the character and environmental quality of the area and does not have regard to neighbouring buildings and the wider locality.

The proposed development conflicts with the general guidelines relevant to Character Area 1 as detailed in the Village Design Statement, which advises that the relatively large gardens should be retained as they are characteristic of the area and developments should not be so large as to significantly reduce the amount of garden around a dwelling.

Angmering-On-Sea Residents Association: Objection.

The Village Design Statement (page 7) indicates that parking should be to the side or rear of properties or in a designated garage; the proposal indicates parking to the front of the main entrance adjacent to South Strand, which is already suffering from an over abundance of casual parking of unauthorised vehicles.

The density of housing on South Strand is already overstated; the proposal will exacerbate parking problems as well as create overpopulation.]

The proposal is an over-development, it would have little by way of a leisure or garden area and would overlook neighbours and be overlooked by them.

1 letter of support. The existing plot is unsightly. There is off road parking available.

7 letters of objection. The Village design Statement states that parking should be at the side or rear of buildings. The density of the area is already above average. Relatively large gardens should be retained. There would be overlooking and loss of light towards neighbouring properties. The in-fill development would have a detrimental impact on the character and appearance of the locality. The private parking space and shared driveway would damage the character of the area and the cramped nature of the dwelling would harm the existing street scene. There will not be space for visitors cars or tradesmen's vehicles. Would prevent emergency services access to Seaside Cottage and 1, 2 and 3 The Lawns.

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There may be damage to the foundations of neighbouring houses. A bedroom window at Chance Cottage has been omitted from the plans. The house provides inadequate and sub-standard accommodation, especially in the bedrooms where headroom appears to be limited.

Comments on Representations received:

The Village Design Statement is for guideline purposes and is a material planning consideration. Parking is provided to the front of the site and there is also further parking within the car park to the east. A number of nearby properties have parking areas to the front of the dwellings, examples being No. 1, The Lawns which is the neighbouring property to the west and 'Melita' and 'Anchorage' which are on the opposite side of the road. Impacts on the foundations of neighbouring properties are a Building Regulations rather than Planning issue. All windows at neighbouring properties facing towards the site were noted during the site visit by the Case Officer.

However, it is accepted that the proposal, in relation to the narrow character of its plot, will appear cramped and contrived and that it will produce an unacceptable level of overshadowing, particularly towards No's. 1 and 2 The Lawns due to its close proximity to windows on those properties.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	DEV1	High Quality Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing

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:-

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"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 not considered to comply with relevant Development Plan policies in that it would have a materially adverse effect on the residential amenities of the adjoining property to the west by way of overshadowing.

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

Despite being within the designated built-up area where the principle of development is acceptable, the proposed dwelling is to be located on a narrow plot of land, between two existing dwellings, and it is considered that it will appear cramped and contrived and will therefore be to the detriment of the street scene and the character and appearance of the surrounding area and its spatial qualities.

Further, there is an assortment of windows at ground and first floor height on the neighbouring properties to the west and, despite efforts to reduce the impact of the proposed dwelling towards this property by way of a roof that pitches to a single storey eaves height, it is considered that there will be a harmful level of overshadowing towards this property and that the development would also result in overbearing impact and a loss of outlook detrimental to residential amenities.

It is therefore recommended that this application be refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 The proposed development would result in material detriment to the amenities of the occupiers of the neighbouring residential properties (1 and 2 The Lawns), by reason of overshadowing, loss of natural sunlight and its oppressive and overbearing impact on existing windows within the east-facing elevations of said properties. The proposal would thereby detract from the amenities and quiet enjoyment of these properties in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 2 The proposal would result in an unduly cramped and contrived form of development that would be out of keeping with the prevailing character and appearance of the street scene and detrimental to the spatial quality of the general locality. The proposal is thereby in conflict with Policies DEV1 and LOC1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan and to the provisions of the East Preston Village Design Statement which has been adopted by the local planning authority and can be afforded an appropriate level of weight.