

Recommendation Report for**REF NO:** EP/66/13/DEM**LOCATION:** Waters Edge
Seafield Road
East Preston**PROPOSAL:** Application for a prior notification for proposed demolition of detached house and garage.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	<p>This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 1995 as amended Part 31 to determine whether the Local Planning Authority have any objections with regard to the method of demolition and any proposed restoration of the site.</p> <p>Demolition of existing two storey dwelling prior to implementation of EP/24/13, for a replacement dwelling. The roof would be hand stripped and the structure demolished by a JCB. The empty site would be left clear and tidy.</p>
SITE AREA	2031 square metres
RESIDENTIAL DEVELOPMENT DENSITY	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The eastern and western boundary is marked by hedging of approximately 2 metres tall, with a number of interspersed mature broad leaf trees. The northern boundary fronting onto Seafield Road has a mature deciduous hedge with a number of trees.
SITE CHARACTERISTICS	The site is occupied by a large detached residential property which is located on the southern end of the site and set back from the road. The back garden is set to lawn with the northern garden laid out as a hard-court tennis court with surrounding fencing.
CHARACTER OF LOCALITY	Seafield Road consists of a wide, informal road with no markings or formal footway. The road frontages are dominated visually by mature hedges, and with trees and hedges within the curtilages, all contributing towards an attractive streetscape with soft landscaping.

The properties are set back from the road creating a sense of spaciousness. There is a wide variety of design; each house is individually designed illustrating how the estate has developed over time. The density of the area is very low.

RELEVANT SITE HISTORY

EP/24/13/

1 No replacement dwelling

Approve Conditionally

17-05-2013

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

N/A

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

N/A

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The planning legislation relating to the demolition of buildings such as this is Part 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) where an application to the Local Planning Authority is needed to assess the requirement of a prior approval notice detailing the method of demolition as per Part 31.

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 proposal would involve the demolition of the existing dwelling and clearance of the site in readiness for redevelopment.

The application follows a previous approval on the site for redevelopment to provide a replacement dwelling. This has not been implemented.

This is a prior notification for the method of demolition of a residential property in accordance with Part 31 of the General Permitted Development Order 1995 (as amended). In addition to the method of demolition, details are required for restoring the site. These are the only matters to be considered.

Circular 10/95 Planning Controls Over Demolition

Demolition is permitted subject to the prior notification of the means of demolition where demolition is considered to be urgently necessary in the interests of health and safety. Details required are the methods of demolition and the means of restoring the site.

The reason for the Demolition is not a consideration here under a demolition prior notification and is a matter for the applicant. Though permission was granted earlier this year under EP/24/13 for a replacement dwelling

Details of Method of Demolition and Restoration

The applicant has indicated that the demolition will be carried out by hand stripping the roof. The building will be demolished by mechanical methods involving a JCB. Given the small scale nature of the proposal, no objection is raised.

Summary

Details of demolition have been provided along with restoration. No objection is raised.

RECOMMENDATION

NO OBJECTION