

PLANNING APPLICATION REPORT

REF NO: EP/75/10/

LOCATION: 26 Willowhayne Avenue
East Preston
Littlehampton

PROPOSAL: Amendment to previous approval EP/67/09/ including re-orientation on site

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is to erect a detached two storey, two bedroom chalet bungalow in the Western garden area of 26 Willowhayne Avenue. The floor area of the dwelling measures 8.3m x 8.3m.
SITE AREA	.02 hectares
RESIDENTIAL DEVELOPMENT DENSITY	50 dwellings per hectare.
TOPOGRAPHY	Slightly undulating
TREES	Several trees to the front boundary, providing dense screening to application site. None of the trees are considered to contribute significant public amenity value to the surrounding area to warrant a Tree Preservation Order.
BOUNDARY TREATMENT	The site is bordered by 1.8m close boarded fencing and dense vegetation. To Seaview Avenue 1.6m high hedging/fencing.
SITE CHARACTERISTICS	No. 26 Willowhayne Avenue is a two storey detached building, which comprised 2 No. self-contained flats. The building consists of white painted rough rendered walls, and a reddish brown tiled roof with gable ends. Single storey flat roof garage to the front of the site. Two storey detached property to the East side of the site; chalet bungalow to the South side and detached bungalows to the opposite side of Willowhayne Avenue. No. 12 chalet style. Garage building adjacent to site. One Velux window in rear side of roof. One ground floor window to garage. Site has been cleared and footings laid.
CHARACTER OF LOCALITY	Private residential estate. The surrounding area is characterised by one, one and a half and two storey buildings, varied in style and design.

RELEVANT SITE HISTORY

EP/134/04/	Single storey extension.	Approve Cond 12-11-2004
EP/65/08/	New detached 2 bedroom annexe bungalow in grounds to the west of 26 Willowhayne Avenue	Approve Cond 29-05-2008
EP/67/09/	New detached two/three bedroom chalet bungalow in grounds to the west of 26 Willowhayne Avenue	Approve Cond 13-07-2009
EP/117/66	Garage	Approve Cond 05-12-1966
EP/34/67	Division of house into two units	Approve 13-03-1967
EP/126/66	Division of house into two dwellings	Withdrawn

REPRESENTATIONS**Representations received:**

East Preston Parish Council

Ferring Parish Council: No objections

Comments on Representations received:

Noted.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways : Awaited

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

No Public Sewer

Permitted Development Rights : EP/134/04 Conditions 3 and 4 restricting use of roof area and openings in roof and EP/67/09 Condition 5 restricting openings in roof.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1
PPS3

Delivering Sustainable Development
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. There are no relevant policies in the South East Plan.

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 comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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 proposal involves the erection of 1 no. detached bungalow on the West side of 26 Willowhayne Avenue. The property is intended to be used by the applicant's children and their carers. However, in planning terms the use of the property as a single dwellinghouse would be considered acceptable.

The application site is located within the built up area of East Preston where the principle of development is acceptable. The development is in accordance with Government Guidance in PPS3, in that it makes efficient use of land.

The provision of a dwelling in this location has twice been approved under EP/65/08 and EP/67/09 and this proposal involves a reduction in the area of the site and an amended design and change in dimensions of the chalet style dwelling and its orientation. The only matters that can therefore be considered are the amended plot size, design and footprint of the bungalow. Previously the floor area of the dwelling was 9m x 7.6m (68.4m²) and it is now 8.3m x 8.4m (69.7m²). The proposed dwelling has also been turned though 45 ° so that it faces onto Willowhayne Avenue and not Seaview Avenue.

The surrounding area is mixed in character, consisting of one and a half and two storey dwellings. The proposed chalet style dwelling would be of an appropriate scale, siting and design that would represent an acceptable form of development which would appear in keeping with the style and design of neighbouring properties and would not appear as an obtrusive form of development in the street scene. The dwelling would benefit from dense screening along the front boundary. Although it would be more cramped than the previously approved dwelling, given its smaller site

area and slight increase in footprint, it would be set back from both road frontages and would not be obtrusive in the street scene.

The Village Design Statement has been endorsed as a material planning consideration by the Council and the advice contained therein has been afforded appropriate weight in the determination of this application. However, in this instance, there are other policies/considerations carrying greater weight which would suggest that permission should be granted for the proposed development.

In terms of residential amenity the dwelling would have a stairwell window at first floor level in the north east elevation and a bathroom window in the south west elevation. The two Velux windows in the south east elevation would face onto the rear of the site. A Condition is suggested to preclude any adverse overlooking from the bathroom window. The position of the dwelling is similar to that previously approved and it is considered that the reduced site area and reorientation has no adverse effect on the neighbouring properties by reason of overbearing effects. The dwelling would be 1.3m from the boundary with No. 26 and 1m from 12 Seaview Avenue, but the property does not run parallel to either adjoining property and only corners onto them reducing its bulk and unneighbourly impact .

The application is, therefore, recommended for approval subject to the Conditions set out overleaf.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following approved plans 7079/00 R6, 7079/03,7079/02 R6.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of Arun District Local Plan.

- 3 No development shall commence until visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Willowhayne Avenue. These visibility splays shall thereafter be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The dwelling shall not be occupied until covered secure cycle parking spaces have been provided and constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with PPG3.

- 5 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roof of the proposed dwelling have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the dwelling.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 6 No additional windows shall be constructed in the roof slopes of the dwelling hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy GEN7 of the Arun District Local Plan.

- 7 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling house shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 8 **INFORMATIVE:**

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, GEN12.

NATIONAL POLICIES: PPS1, PPS3.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

- 9 **INFORMATIVE:** The West Sussex County Council as Highway Authority would remind

applicants that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.