

FG/172/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Erection of 2 no, new detached dwellings. Land rear of 5 and 6 Langbury Close, Ferring.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for 2 no. 2 bed chalet dwellings with integral garages.
SITE AREA	564 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	35 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	Some trees not of any particular merit in corner of site, leylandii and evergreens.
BOUNDARY TREATMENT	Fencing to side No. 7. Rear 1.2m high fencing. Fencing to side to No. 5 1.8m high. To rear 1.8m high.
SITE CHARACTERISTICS	Cul-de-sac of detached bungalows of varying design. No. 5 windows in roof. No. 6 extension in progress. Chalet style dwellings facing onto rear gardens. Flat roofed garages straddle sites.
CHARACTER OF LOCALITY	Predominantly residential. Langbury Close is characterised by single storey development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FG/2/07	Extension and alteration	Approved Conditionally 27 th February 2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Parish Council	Awaited.
Ferring Conservation Group	<p>Objection:</p> <ul style="list-style-type: none"> - Two houses would overcrowd area and unbalance the existing development and detract from its character. - Would adversely affect visual amenity. - Not sustainable. - Would overlook and overbear. - Loss of wildlife. - Would add to traffic and parking problems.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Ferring Residents and Owners Association	<p>Objection:</p> <ul style="list-style-type: none"> - Site is not suitable for development. - It will damage the character of the close and is not big enough for two houses and parking. - It will have a bad effect on traffic movement, soakaway drainage areas and wildlife habitat and will increase traffic.
15 letters of objection <i>Including a petition of 22 signatures</i>	<ul style="list-style-type: none"> - Properties are too tall and overbearing. - Not in keeping. - Property would be overlooked. - Loss of privacy. - Loss of light. - Loss of trees and wildlife. - Parking problems would increase. - Cramped and unneighbourly. - Infrastructure already overstretched. - Would add to congestion at crossing and queues onto A259. - Existing trees on site not correctly shown. - Access would be a problem for emergency services. - Density would increase by 30% increasing carbon output. - Against Government planning. - This is a rural area which would be ruined by overdevelopment. - Devaluation of property. - Would result in months of noise, dust and disruption. - Loss of view.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	Unlikely to be a highway objection, but more information relating to on site parking provision required.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1 Arun District Local Plan : GEN7, GEN12
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PLANNING POLICY GUIDANCE

PPG 1 - Delivering Sustainable Development PPS3 - Housing
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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 and the character of the area.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Comments relating to overdevelopment and effects on visual amenity and character are agreed. Parking for two cars for each property is likely to be advisable and highway safety is therefore unlikely to be compromised. Concerns regarding overbearing effects and overlooking are shared. Devaluation is not a planning consideration. Loss of view is not a material planning consideration.

ASSESSMENT OF PROPOSAL**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 conflict with relevant Development Plan policies in that there would be a materially adverse effect on the character of the area and residential amenity.

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 demolition of two single garages and provision within the garden area of numbers 5 and 6 of two chalet style properties.

Langbury Close is characterised by detached single storey dwellings of similar design with similar plot sizes and similar distance to site boundaries. No. 6 has permission for the roof height to be increased and accommodation to be added in the roof and the proposed dwellings would be similar in height and appearance to this approval. However, given the limited site area two dwellings of such height and bulk would appear cramped and out of keeping. The plot sizes would be significantly smaller than those existing in Langbury Close where the properties are centrally sited in their plots with space to site boundaries. Both of the proposed units would be immediately adjacent to the eastern boundary and would have little private amenity space serving them. This would be out of character with the spacious nature of the existing development.



FG/172/07**CONCLUSIONS**

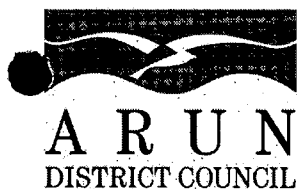
With regard to residential amenity the dwellings are located between .5m and 1m from eastern boundary of the site and would therefore be immediately adjacent to the rear boundaries of Nos. 4 and 5 Hangleton Grange. The dwellings would have an eaves height of 2.2m rising to a ridge height of 6m and it is considered that the size of the dwellings together with their height and proximity to the boundary would be overbearing on the neighbouring properties.

In addition, the first floor accommodation includes bedroom windows directly overlooking the garden areas of Nos. 5 and 6 Langbury Close and 8 Hermione Close and resulting in a material loss of privacy.

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

RECOMMENDATION

TOWN AND COUNTRY PLANNING ACT 1990



Application Ref: FG/172/07/

RECOMMENDATION

1	To Addressee
2	Site Address Land rear of 5 & 6 Langbury Close Ferring
3	Description of Development Erection of 2 no new detached dwellings
4	In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

RECOMMENDATION

REASON 1 The site by virtue of its size and shape, is considered unsuitable to accommodate 2 dwellings and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and unneighbourly 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.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mrs A Gardner

9th November 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT