REPORT UPDATE

Application No: FG/46/10/

Reason for the Update / Changes

Reason for Update/Changes:

Officers Comment:

Ferring Parish Council
Objection. The proposed scheme is another cramped and undesirable 'two for one' development. The proposed dwellings are approximately 2.4m apart and 1m from adjoining boundaries. Would constitute gross overdevelopment and adversely affect the surrounding properties which comprise large dwellings in spacious gardens. This would be contrary to Policy GEN7 of Arun District Local Plan.

Infrastructure is already overstretched, particularly with regard to disposal of surface water. The removal of open land available to absorb surfaced water run off would have a detrimental effect on the structure of the adjoining properties contrary to GEN7(v).

The proposal does not offer a high standard of design and layout and the improvement of visual amenity of the locality.

15 additional letters of objection have also been received adding no new points.

Comments on Parish Council Representation
The development would not be cramped in relation to those adjoining. The plot width is significantly wider than those properties adjoining the site. No. 11 has a width of 11m and No. 17 12.7m. The width of No 15 is 23.2m with the 2 plots proposed measuring 11.6m each. Both proposed plots would therefore exceed the width of No. 11 and would be directly comparable with No. 17. The distance to plot boundaries is also directly comparable with Nos 11 and 17, both properties are within 5m of site boundaries on either one of both side boundaries.

As previously stated the proposal would not significantly impact on infrastructure since only one additional unit would result.

It is considered that the proposal provides an acceptable form of development in the locality which has no adverse effect on the visual amenities or character of the area.

Engineers consultation response now received. A standard condition relating to design and construction of soakaways is suggested. The recomendation has been amended to include this condition.

The agent has confirmed that the block plan scale is 1:200 not 1:250.

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Or

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

FG/46/10/

PLANNING APPLICATION REPORT

REF NO: **FG/46/10/**

LOCATION: 15 West Drive
Ferring

PROPOSAL: Demolition of existing bungalow and erection of two no. 2 bedroom bungalow dwellings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for the creation of a 2no. new 2 bedroom bungalows each with integral garages and individual vehicular access together with parking and turning areas for each.
SITE AREA	0.12 hectares
RESIDENTIAL DEVELOPMENT DEN	17 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Rear 1.8m high close boarded fencing. Sides 1.8m high close boarded fencing.
SITE CHARACTERISTICS	No.15 detached bungalow, brick elevations. Tiled roof. It is sited reasonably close to road frontage in a similar position to nos. 17 and 9 . There is a a flat roofed garage close to boundary with No.15 boundary.
CHARACTER OF LOCALITY	Predominantly residential comprising detached properties, mainly bungalows to the north and some 2-storey to the south. No.11 is set back from road, high pitched roof. Flat roofed garage on boundary to both numbers 11 and 17. No.11 has a large ground floor window facing application site.

No.17 is a 2-storey dwelling. Rendered elevations. Plain tile roof.

Bungalows to rear in The Poplars close to boundary.

RELEVANT SITE HISTORY

FG/142/86	O/A for demolition of No 17: erection of 3 no detached bungalows and garages	Refused 19-01-1987
FG/70/87	Outline Application for redevelopment of No. 17 by way of a detached bungalow and garage and erection of two detached bungalows and garages at rear of Nos. 15 & 17.	Refused 18-05-1987 **Appeal: Dismissed 03 11 1987**
FG/80/96	Outline Application for 1 No. detached bungalow with integral garage	Refused 26-11-1996
FG/158/08/	Erection of a single 3 No. bedroom bungalow, single garage, parking with access to West Drive.	Refused 14-01-2009 **Appeal: Dismissed 09 11 2009**
FG/30/70	Outline application for detached bungalow	Refused 10-04-1970
FG/82/71	Outline application for detached bungalow	Refused 24-07-1971
FG/115/71	Outline application for detached bungalow	Refused 08-10-1971
FG/152/84	OA erection of detached bungalow and garage to rear garden with access drive to West Drive	Refused 20-02-1985

REPRESENTATIONS

Representations received:

Ferring Parish Council

Ferring Parish Council
Awaited

Ferring Roads Scheme Association
Objection Out of character. Same arguments as previous refusal apply, namely increase in traffic on narrow road, space between buildings is ludicrous, overcrowding would result.

Ferring Conservation Group.
Same considerations apply to current application as to the earlier refused schemes.More intensive development than elsewhere in the road. Overdevelopment. High roofs and integral garages are an invitation to create additional rooms later. Inspector has said halving of garden area is unacceptable. Proposal would be cramped and out of character in the street scene. Would set a precedent.

Adds to surface water drainage problems. Every additional house in Ferring diminishes green environment and tranquillity of Ferring.

35 letters of objection:
Would create an urban zone identical to everywhere with no planning imagination. Overdevelopment, too many buildings spread onto site. Appearance should be maintained, instant demolition should not be accepted. Don't want increased pressure on roads and drains maintained by village. Precedent. Ferring has had more than enough infilling already. Overloading a barely adequate storm water disposal system in the village. Out of character with general redevelopment of the area which in the main comprises bungalows on sizeable plots of land. Strain on infrastructure and services in village. Roads will be blocked by parked cars. Contrary to Policy GEN17. Cramped appearance. Should build one luxury bungalow.

Similar applications have been refused. Infilling in whole of Ferring has reached its sustainable limits. The proposed dwellings would not have suitable amenity space appropriate to their size and location. Access is restricted and unneighbourly. Gross overdevelopment. Would set a precedent. No consideration for privacy of neighbours. Would impact on Nos. 11 and 17. Doctors and schools are already over stretched. West Drive has no footpaths therefore hazards would be increased by additional traffic. Ferring has lost its village feel.

Comments on Representations received:

Noted. The previous appeal decision is a material planning consideration, but it is considered that this proposal satisfactorily addresses the reasons for refusal. The proposal would not adversely affect the spacious character of development in the locality, it would be comparable with other sites in the locality. It is not agreed the proposal would represent overdevelopment or adversely affect the character of the area. Given the distance to Nos. 11 and 17 from the proposed dwellings and boundary screening it is not considered the dwellings would be unneighbourly.
With regard to impact on infrastructure, each application is determined on its own merits. The proposal is not of sufficient size to warrant contributions towards infrastructure. Engineers have been consulted wirth regard to adequacy of storm water disposal system from village.

CONSULTATIONS

WSCC Local Development Divis.
Engineers (Fluvial Flooding)

Consultations responses received:

None

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPH2	Managing the Delivery of the Regional Housing Provision
Arun District Local Plan:	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:-

"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 not have a materially adverse effect on the visual amenities of the locality or 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

PRINCIPLE
The site lies within the built up area boundary where development is acceptable in principle. Policy GEN7 states that development will be permitted provided that it makes efficient use of land and does not have an unacceptable adverse impact on adjoining occupiers.

CHARACTER
The area surrounding the site is characterised by a mix of style of detached properties on plots of similar depth, but varying width. No.15 occupies one of the wider plots. Some back land development exists in the locality, but not on adjoining sites. Development to the rear in The Poplars occupies significantly smaller plot sizes and properties are close to site boundaries. Even though plot sizes in the locality vary, it is considered the provision of 2 dwellings on this wider than average plot would not result in a cramped form of development and would not be out of keeping with the character of this section of West Drive. The garden area serving both the existing dwelling and the proposal would be similar to adjoining properties. Development of the site to provide 3 dwellings under FG/158/08 was dismissed on appeal. The Inspector concluded that it was the scale and siting that resulted in a cramped and inappropriate development. This

application provides 2 sites of sizes that are comparable with those adjoining and 2 dwellings that reflect the size and design of other development in the locality.

The dwellings would be set back from the site frontage mid point between Nos. 11 and 17 and would be in keeping in the street scene. The gaps retained to site boundaries would be similar to other bungalows in the locality.

RESIDENTIAL AMENITY
With regard to the impact on adjoining properties, the proposal is for 2 bungalows and it is considered that no adverse overlooking or loss of privacy would result. The distances between the proposed properties and the southern and northern boundaries are acceptable to prevent any materially adverse overbearing effects resulting. The dwelling would be 0.9m from its boundary with No.11 and 0.8m from the boundary with No.11 and garages abut the site on both sides.

SUMMARY
The proposal for 2 dwellings reflect the scale and proportions of those within the street scene and are considered not to adversely effect the character and appearance of the locality in general. Further the application accords with development plan policies.

The application is therefore recommended for approval subject to the following conditions.

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 plan 10/14/01.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings shall be formed in the roof of the dwelling without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policy GEN7 of the Arun District Local Plan.

4 No development shall be carried out until all buildings and structures existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.

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

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

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 The buildings shall not be occupied until the parking spaces/turning facilities/and garages/shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

7 The buildings hereby permitted shall not be occupied until provision for secure cycle parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of cycles in accordance with policy GEN7 of the Arun District Local Plan.

8 Development shall not commence until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority. Infiltration rates for soakaways and SUDS systems are to be based on tests undertaken over the wetter winter period. The design should be based on BRE 365, and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the highest recorded groundwater table. It must also have provision to ensure that there is capacity in the system to contain below the lowest ground level the 1 in 100 year event plus 20% on stored volumes.
Any Sustainable Urban Drainage Scheme (SUDS) or soakaway design must include 12 months of groundwater monitoring data to determine the typically highest annual groundwater table in support of the design.

Reason: To ensure that the development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

9 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

SOUTH EAST PLAN: H2

LOCAL PLAN: GEN7

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.

10 INFORMATIVE: The applicant is advised to contact the proprietor of West Drive to obtain formal approval to carry out the site access works onto the highway.

11 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.