

PLANNING APPLICATION REPORT**REF NO:** FN/18/10/**LOCATION:** Braeside
Stable Lane
Findon**PROPOSAL:** Conversion, refurbishment and extension of detached dwelling house to create 6 self contained flats of mixed accommodation; comprising 2No. one-bedroom flats, 2No. two-bedroom flats, and 2No. three-bedroom flats; all with spacious communal gardens and 9 parking bays.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Conversion and extension of existing detached dwelling to form 6No. self contained flats and associated parking.
SITE AREA	2550 square metres.
RESIDENTIAL DEVELOPMENT DEN	Approximately 24 dwellings per hectare.
TOPOGRAPHY	Site is on hillside, sloping down from east to west.
TREES	Many trees on site and adjoining boundaries, however none of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedging to north boundary on top of sloping verge varying from 2m-3m in height. Mature hedging to southern boundary 2-3m high. Timber fencing and varying hedging enclosing east and west boundaries. 1.8m to Braeside Close.
SITE CHARACTERISTICS	Site occupied by a detached 2 storey dwelling, large gardens to the west of the dwelling, divided by conifer hedging. Red brick elevations at ground floor, render at 1st floor level, hipped red tiled roof, gable sections to front and rear elevations, single storey addition to north elevation. Flat roof single storey section to front elevation. Currently no balconies and no windows in roof. Detached garage, hip to gable red tiled roof and render elevations. Various timber outbuildings within gardens.
CHARACTER OF LOCALITY	Predominantly residential, characterised by mainly detached dwellings of varying design and size.

RELEVANT SITE HISTORY

FN/9/00/	Outline application for five dwellings with garages and improved access	Approved Cond + S106 15-08-2000
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FN/37/01/

Approval of reserved matters following the grant of outline permission FN/9/00/ for erection of 4 detached, 2 storey dwellings with garages and access.

Approve Cond
31-07-2001

REPRESENTATIONS

Representations received:

Findon Parish Council

: Objection

Over-development within this location given the character of Stable Lane, parking would be insufficient resulting in on-street parking and traffic safety issues.

9 Letters of Objection:

Considerable amount of extra traffic generated, limited public transport within the area, potential reliance on private transport. Stable Lane too narrow for on-street parking. Access is not wide enough to allow vehicles to pass. Difficult to resist future proposals if minded to approve which would alter the character of the locality. Flats would not be in-keeping with the street scene. Parking is insufficient for the number of flats proposed. High density of development for the area. Third floor windows would overlook surrounding properties. Overbearing to the properties to the west of the site. The existing dwelling contributes to the character of the area which should remain as a family house. Conversion is acceptable, but there should be fewer units.

Comments on Representations received:

Comments on Findon Parish Councils Representations:

Comments noted. County Highways consider the parking levels to within the parking standards required and therefore do not raise objection.

Comments on other representations received:

County Highways have made no objection to the proposed application on highway safety subject to the provision of visibility splays at the entrance to the site.

CONSULTATIONS

WSSC Local Development Divis.

Consultations responses received:

County Highways:

Vehicle parking is within standards and adequate cycle parking and waste storage is provided.

The proposal could potentially give rise to vehicle movement at existing access points. It would appear that visibility splays of 2.4m x 43m can be achieved at this access, recommend that this is secured by condition in the interests of highway safety.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the built-up area boundary

South Downs National Park/Area of Outstanding Natural Beauty

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC2 SEPC3	The South Downs Areas of Outstanding Natural Beauty
Arun District Local Plan:	GEN2 GEN7 AREA9 DEV19	Built-up Area Boundary The Form of New Development Area of Outstanding Natural Beauty Extensions to existing residential buildings

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the residential amenities of adjoining properties and the visual amenities of the locality and 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 proposed application seeks permission for the conversion and extension of an existing detached residential dwelling into 6 No. self contained flats with 9 parking spaces. The site is located within the built-up area boundary and within the South Downs National Park/Area of Outstanding Natural Beauty.

The conversion of the existing dwelling into flats is acceptable in principle. However, the proposed extensions would facilitate the provision of 6 units in total which would generate an excessive level of noise and activity at the site, far in excess of that which is currently generated by the existing dwelling. The residential amenities of adjoining properties would be adversely affected.

The application also includes the provision of significant extensions at first and second floor level which would alter the appearance of the building and increase its prominence to an unacceptable level. The building is located in an elevated position and is readily visible from Stable Lane and Braeside Close. The extensions would alter the character of the building from a large 2 storey detached single dwellinghouse to a building which is clearly in communal use. The number of windows proposed is excessive and the amended design and increased bulk and height of the building would result in obtrusive development out of keeping in the street scene which is

characterised by mainly detached 2 storey dwellings of varying design. The proposal is therefore contrary to policy GEN7 in that it does not respond positively to the characteristics of the site or improve the visual amenities of the locality. It also conflicts with policy DEV19 since the extensions are not visually subservient to the main building and do not relate sympathetically to the existing building in terms of design, form and scale.

The application is therefore recommended for refusal for the following reasons.

RECOMMENDATION

REFUSE

- 1 The number of units resulting from the proposed conversion and extensions represents over-development which would cause serious harm to the character and appearance of the area and would generate a volume of traffic and activity which would adversely affect the residential amenities of adjoining properties. It therefore conflicts with policy GEN7 of the Arun District Local Plan.
- 2 The proposed extensions would not be visually subservient and would dominate and alter the appearance of the existing dwelling to the detriment of the appearance of the street scene in conflict with policies DEV19 and GEN7 of the Arun District Local Plan.