FN/43/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Demolition of existing bungalow and erection of 9 No. 1, 2 and 3-bedroom units, together with the reduction in length of the gardens to Perry Rise, Salders Green and Sunny Bank off Stable Lane. Formation of new access to serve new dwellings 4 Elm Rise and land to rear of Perry Rise, Sadlers Green and Sunny Bank, Stable Lane, Findon

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Demolition of existing bungalow and erection of 9 No. 1, 2 and 3-bedroom units, together with the reduction in length of the gardens to Perry Rise, alders Green and Sunny Bank off Stable Lane. Formation of new access to serve new dwellings.
SITE AREA	0.23 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	39 dwellings per hectare
TOPOGRAPHY	Mostly flat but on land which rises sharply from Horsham Road and behind the dwelling on Stable Lane.
TREES	None worthy of a Tree Preservation Order.
BOUNDARY TREATMENT	Mostly mature hedging.
SITE CHARACTERISTICS	Land to the rear of existing development 4 Elm Rise is a bungalow, Perry Rise a chalet, Sadlers Green a house and Sunny Bank a chalet.,
CHARACTER OF LOCALITY	Rural settlement characterised by bungalows and chalets.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FN/14/02	Erection of 6 No. 5-bedroom detached houses with associated access and car parking.	Withdrawn 15/4/02
FN42/02	Erection of 5 No. 5-bedroom detached houses with associated access and car parking.	Refused 24/7/02
FN/82/04	Demolition of existing bungalow and erection of 9 No. 2 and 4-bedroom houses together with the reduction in length of gardens to Perry Rise, Sadlers Green and Sunny Bank off Stable Lane with access onto Elm Rise.	Withdrawn 22/12/04
FN/52/05	Demolition of existing bungalow and erection of 9 No. 3 and 4 bedroom houses together with the reduction in length of the gardens to Perry Rise, Sadlers Green and	Refused 26/10/05 Appeal decision awaited

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Sunny Bank. Formation of new access to serve dwelling.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Findon Parish Council	Request an extension as no orange notices on site.
Local Groups	None
45 letters of objection	Previous application is subject to appeal. No written analysis submitted. No landscape details of foul and other surface water drainage. Insufficient public open space. Loss of trees. Profits from the development should go to the school. Increase in population with no infrastructure provision. No change from previous application. Totally inappropriate in rural fringe, AONB. The development is on higher ground and therefore will cause run-off. Insufficient garaging. It is an overdevelopment. Concerned about overlooking. No orange notices displayed. Urban development in a semi-rural area. Will alter the character of the area. Will generate noise. Detracts from the landscape. Adds to the water shortage. Will be overbearing. Does not take account of flooding. No screening shown. It desecrates the South of England. It is backland development.
3 letters of support	It utilises brownfield land. The proposal is for small affordable houses which are needed in the area.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Planning Infrastructure	No strategic objection. A contribution of £42,137 is required for schools provision.
County Archaeology	It is possible that groundwork trenches will disturb unknown archaeological features and deposits.
County Highways	Awaited
Sussex Conservation Board	No objection whilst the design might be considered inappropriate in the AONB when seen in the context of the bungalows in the area, they would create a transition from bungalows to two storey dwellings.
Parks & Landscapes	The open space provision is just short of the standard; however, it will meet the needs of the development. In relation to trees, there are none worthy of retention. A landscape scheme is required.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Area of Outstanding Natural Beauty Within Built-up Area Boundary

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DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, DEV3, DEV4, DEV5, LOC1, CH1, CH7, CH2
Arun District Local Plan : GEN7, GEN8, AREA9

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPG 3 - Housing
PPG 13 - Transport
PPG 16 - Archaeology and Planning

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on neighbours on the street scene.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. Site notices were posted on 11th July 2006 and this extended the consultation date to 1st August. There is a requirement for infrastructure payments. It is not considered that the proposal would cause any adverse overlooking or overbearing. Landscaping is subject to a condition. Drainage is a building control matter in this case. The Council's Landscape section is satisfied with the open space provision. A design statement was included with the application.

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 comply with relevant Development Plan policies in that the proposed dwellings would not create any detrimental effects on the character of the area as the site is to the rear of existing development. It would not create any adverse effects on neighbours.

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

This application is similar to a previous application FN/52/05 which was refused by the Committee but recommended for approval by officers. The reason for refusal was that Plot 8 by reason of its size, height and position would cause harm to residential properties in Beech Road and Plot 9 by reason of its size and height would appear incongruous in the street scene. Also the design would be out of character which is generally low rise. Under the current proposal both these Plots 8 and 9 are

CONCLUSIONS

proposed as bungalows thus overcoming this reason for refusal.

Plots 1, 2, 3 and 4 are now detached properties whereon they were originally proposed as semi-detached properties and they are now 1, 2 and 3 bedroom units whereas previously they were 3 and 4 bedroom house.

The site is on rising ground which is approximately 5.3 metres higher than the ground level in Beech Road, however, as the Cross-Sections plan shows, with Plot 8 as a bungalow it would not visually adversely affect the street scene. Whilst the immediate surrounding area is characterised by bungalows or chalet bungalows, downland settlements in general are characterised by houses on hills. Aesthetically this is considered to be a visual enhancement where the perspective draws the eye up to the top (back) of the hill. The properties are designed to incorporate features of the chalet bungalows (pitched dormers) and the roof pitch reduces the roofscapes impact. The Sussex Downs Joint Committee have commented that while the design might be inappropriate in the rural parts of the AONB, in this case "it would help create a transition from bungalows to two storey dwellings."

Therefore it is recommended that the application is approved subject to the conditions set out overleaf and subject to the receipt of a Section 106 Unilateral Undertaking for the education and play facilities contribution by 2nd August 2006. If no Section 106 Unilateral Undertaking is received by this date, then the application will be refused on the grounds of lack of infrastructure requirements.

FINDON FN/43/06/

Demolition of existing bungalow and erection of 9 no. 1, 2 & 3 bedroom units, together with the reduction in length of the gardens to Perry Rise, Saddlers Green and Sunny Bank off Stable Lane. Formation of new access to serve new dwellings.

4 Elm Rise and Land to the rear of Perry Rise, Saddlers Green and Sunny Bank, Stable Lane Findon

RECOMMENDATION

Approve Conditions

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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

FINDON FN/43/06/

4 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 policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

5 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of adjoining residential occupiers and the locality in general in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

6 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft/, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

7 All planting, seeding or turfing comprised in the approved details of landscaping shall be

8 The maximum discharge level of any soakaway should be kept as shallow as possible and in any case must not be deeper than 2m below ground level.

Reason: To offer protection to the water table from potential contaminants in the surface water run off in accordance with policy GEN26 of the Arun District Local Plan.

9 Prior to the commencement of the development hereby approved, a detailed level survey of the site including existing and resulting ground levels and the slab levels of the building the subject of this approval, shall be submitted to and approved by the Local Planning Authority. The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and neighbouring residents in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

10 INFORMATIVE: The access shall not be carried on buildings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

11 INFORMATIVE: This permission is subject to a s106 agreement relating to payment towards off-site play provision and commuted sum towards the up-keep of the open space.

REPORT UPDATE

Application No :	FN/43/06
Agenda Page No :	

- **Reason for the Update/Changes**

Representations

Twelve letters of objection. There is already a high density of houses and traffic in the area. Unsuitable position. The school cannot take any more children. Will set precedent. Not in keeping with the area. The loss of the bungalow will be detrimental to the street scene. Would be overbearing and cramped. Would be a blot on the landscape of the AONB. No guarantee the open space will remain. Proposals are too close to existing houses.

One petition:
111 signatures for **support**

Two letters of support, the 1, 2 & 3 bedroom houses are needed and it is better to use gardens rather than green fields. Findon has several executive houses and this is a pleasant change. Findon is struggling to maintain its village status.

Condition 7

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with Policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

(The above Condition was misprinted)

Officer Comment :

Noted. The proposal is subject to a Section 106 Agreement for a financial contribution towards schools. The public open space will remain as it is part of the Section 106 Agreement.

Notes : Changes to recommendations, conditions and/or reasons for refusal will always be accompanied by a new replacement recommendation sheet.

REPORT UPDATE

Application No :	FN/43/06
Agenda Page No :	

- **Reason for the Update/Changes**

Representations

Six letters of objection. There is already a high density of houses and traffic in the area. Unsuitable position. The school cannot take any more children. Will set precedent. Not in keeping with the area. The loss of the bungalow will be detrimental to the street scene. Would be overbearing and cramped. Would be a blot on the landscape of the AONB. No guarantee the open space will remain.

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