PLANNING APPLICATION REPORT

REF NO: FP/126/08/

LOCATION: 7 The Crescent
Felpham

PROPOSAL: Outline Application for the erection of 1 No 3 bedroom chalet house on the land rear of 7 The Crescent.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Detached three-bedroom chalet house to rear of existing residential property (7 The Crescent) with new access road. The application is in Outline with matters of siting, layout and means of access submitted for approval at this stage.
SITE AREA	Approximately 0.07 hectares (700 square metres)
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approimately 15 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	Mature Oak Tree to NE corner of site which is protected under a TPO. However, submitted layout plan indicates a three bedroom dwelling could be accommodated without compromising the health of this tree, subject to proper planning.
BOUNDARY TREATMENT	Hedging to all boundaries.
SITE CHARACTERISTICS	Land is part of rear private garden to 7 The Crescent and therefore represents previously developed land.
CHARACTER OF LOCALITY	Low-density residential area. Predominantly characterised by individual detached properties with large gardens.

RELEVANT SITE HISTORY

FP/36/90	Proposed 2 storey, 4 bedroom dwelling house with attached double garage and new vehicular access	Approve Cond 06-06-1990
BR/394/75	O/L for erection of one detached dwelling and demolit- ion of side extension (play-room) to Greystores	Approve Cond 06-08-1975
BR/586/80	Outline for erection of 1 detached dwelling & demolition of side extension (playroom) to Greystones	Approve Cond 20-08-1980

REPRESENTATIONS

Representations received:

Felpham Parish Council

Felpham Parish Council
Objection
Due to increase in volume of traffic and parking problems therein.

Ten letters of objection:
Detrimental to appearance and open character of area and street scene.
Extra parking demand would create a hazard.
Approval would set an unwelcome precedent.
Increase in density of housing in the area.
Inadequate parking for new dwelling and existing property.
Disturbance from headlights and additional noise from vehicles using long driveway.
Indequate access to serve both dwellings.
Overlooking and loss of privacy.
Potential for overshadowing and loss of light.
Proposed dwelling itself will have insufficient natural light due to overshadowing from existing mature oak tree.
Potential detrimental impact on TPO Oak tree not clearly shown on submitted plans.
Proposal contrary to development plan policies.
Proposal would require alteration to road numbering.
Submitting two separate applications at the same time is a deliberate attempt to mislead.
Potential flooding problems from increased surface water run-off.
Additional house building in this area is unnecessary.
Potential problems servicing refuse and recycling.

Comments on Representations received:

It is agreed that the erection of a dwelling on this backland site would be out of keeping with, and detrimental to the character of, the locality and could represent unneighbourly development. It is therefore recommended that permission be refused for this reason.

The proposed access is considered satisfactory in highway safety terms and adequate off-street parking would be provided. However, it is accepted that the proposed access drive directly adjacent to No.5 The Crescent could result in additional noise disturbance due to increased levels of vehicular activity.

The TPO tree would not be unduly impacted upon by the proposed siting of the dwelling.

Matters of land drainage would be covered under the Building Regulations.

Other matters raised are either considered not to be so significant as to alter the recommendation to refuse or are not material planning considerations.

CONSULTATIONS

Head of Highways and Transport

Consultations responses received:

Head of Highways and Transport:
No objections. There is no apparent visibilty issue at the point of access onto the Crescent. Any approval should be subject to conditions and informatives relating to provision of cycle parking and constuction vehicles.

Comments on Consultation responses:
Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1	Locational Strategy
	CH1	Character
	DEV5	Parking Provision
	DEV1	High Quality Development
	ERA1	Making the best use of land
	NE1	Level of Residential and Employment Development
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN9	Foul and Surface Water Drainage
	GEN7	The Form of New Development
	GEN5	Provision of New Residential 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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality, the residential amenities of the adjoining properties, and 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 site lies within the Built-Up Area boundary wherein residential development would generally be accepted in principle. The site also represents previously developed land. PPS3 encourages the effective and efficient use of land. However, this must not be at the expense of the character or local distinctiveness of an area. In this instance, the area is predominantly characterised by detached, single dwellings set within sizeable plots and having extensive rear gardens. It is considered that the introduction of a new dwelling on this backland site would not respect or be in keeping with the prevailing pattern of development and would result in material detriment to the appearance and character of the locality.

The application is in Outline only so it is difficult to fully assess the impact of the proposed development on the amenities of the occupiers of neighbouring residential property. However, it is clear that the site is surrounded on all sides by existing residential properties and the introduction of a further dwelling with accommodation above first floor level could have the potential to create overlooking, or perception of such, which would be unnieghbourly and contrary to applicable development plan policies. Further, the development would be served by a long access road directly adjacent to the entire extent of the boundary with 5 The Crescent offering the potential for noise disturbance.

In terms of highway safety, visibility at the access point is considered satisfactory and provision could be made within the site for suitable turning facilities to enable vehicles to enter and exit the site in forward gear. The new dwelling and exisiting property (No.7) would also retain adequate levels of off-street parking.

RECOMMENDATION

REFUSE

1 The proposal would introduce unwelcome and uncharacteristic backland development that would be out of keeping with, and materially detrimental to, the prevailing character and appearance of the local area. Furthermore, the introduction of a further dwelling served by an access drive running the entire extent along the boundary with No.5 The Crescent, and having residential accommodation above ground floor level, is likely to result in a form of development that would be unneighbourly and has the potential to result in material harm to the amenties of the occupiers of existing residential property by reason of increased levels of activity, noise disturbance and loss of privacy. The proposed development would thereby be contrary to the provisions of Policies CH1 and DEV1 of the West Sussex Structure Plan and Policy GEN7 of the Arun District Local Plan.