

FP/129/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Outline application for removal of existing building and replacing with detached bungalow/chalet bungalow. Rear of 8 The Grove, Felpham.
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Outline application for the removal of existing outhouse/shed and erection of a single dwelling within the rear garden of 8 The Grove. The application is seeking approval for site layout and means of access; all other matters are reserved for full planning application.
SITE AREA	The entire site is approximately 729 square metres. The proposal site is approximately 371 square metres (including site access).
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Approximately 27 dwellings per hectare (including the site access).
TOPOGRAPHY	Predominantly flat.
TREES	None of significance affected by this application. TPO trees exist over the rear boundary.
BOUNDARY TREATMENT	1 – 2m high hedging to front. 1.8m high close boarded fencing and 2.5m high hedging to southern and northern rear boundaries (all measurements approximated).
SITE CHARACTERISTICS	Two storey detached chalet style bungalow, with white pebble dash rendered elevations, pitched roof with brown interlocking ridge tile, detached garage and large shed/outhouse in rear garden.
CHARACTER OF LOCALITY	Residential area, consisting of a mixed style of detached one and two storey properties with road frontages. The properties to either side of the site are detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	Objection – extreme case of infilling to the rear of an existing property. Despite the comment from the applicant this must not be a precedent for further building in back gardens. The whole ethos of residential living in this area is compromised by this extreme example of infilling.
LOCAL GROUPS	None
One letter of objection	Our garden backs onto 8 The Grove. We have failed to stop the development in the grounds of Manor House, to have another dwelling

FP/129/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	virtually in our back garden is the last straw. Proposal will lead to further overcrowding.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, CH1 Arun District Local Plan : GEN5, GEN7

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPG3	- Housing
PPG13	- Transport

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.
--

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

Comments are noted. Each application is assessed on its own planning merits. In this instance the proposed backland development is considered to constitute overdevelopment of the site.
--

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"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."</i></p> <p>The proposal is considered to conflict with the relevant Development Plan policies in that it would have a materially adverse effect on the residential amenities of adjoining properties and it is considered that it would have an adverse impact upon the established character of the surrounding area.</p>
--

FP/129/06**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 is situated within the built up area boundary and as such development is acceptable, in principle. The surrounding area can be characterised by a mixed style of one and two storey detached properties, each with road frontage situated in fairly spacious plots. The proposal is for outline permission for a new dwelling in the rear garden, either a chalet property or bungalow. The application seeks approval for site layout and access; all other matters are reserved for full planning application.

The site currently houses a chalet style detached property with bungalows to either side. The applicant refers to number 6 The Midway as having a bungalow built within the rear garden which has been sold as a separate unit. The bungalow to which he is referring to was approved as an extension to the main dwelling under FP/209/87 as part of a conversion application to form 6 flats. There are no other examples of this type of development in the immediate area; all other properties in The Grove and The Midway have road frontages.

The plot sizes in the area vary and the entire plot size at 8 The Grove is one of the larger ones with the entire site area equalling approximately 709 square metres. However the rear portion of the site is only approximately 371 square meters which would bring the density up to approximately 27 dwellings per hectare from 13 dwellings per hectare. Although this density is still below the threshold of 30 dwellings per hectare it is considered that this density would be out of character with the surrounding area.

The proposed access to the site will reuse an existing access between number 8 and 6 The Grove. The use of this access is likely to cause unacceptable disturbance to both properties it is therefore considered to be unneighbourly and would adversely affect the quiet enjoyment of neighbouring property.

Although Government policy encourages the more efficient use of previously-developed land in urban areas for housing, PPG3 Housing advises that this aim should not be achieved at the expense of compromising the quality of the environment. The proposal would represent a more efficient use of a site, however the site considered to be too cramped and without adequate road frontage. Further, it is considered that it would both harm the living conditions of adjoining occupiers and the character and appearance of the area and it therefore unacceptable.

It is therefore recommended that this application is refused for the following reasons.



FELPHAM

FP/129/06/

Outline application for removal of existing building and replacing with detached bungalow/chalet bungalow

Rear of 8 The Grove
Felpham

RECOMMENDATION

Refuse

- 1 The erection of a dwelling on land at the rear of 8 The Grove without adequate road frontage is unsatisfactory by reason of its affect on the character of the surrounding area and would affect adversely the amenities of neighbouring dwellings in conflict with policies DEV1, NE2 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 2 The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policies DEV1, NE2 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 3 If this proposal were permitted the Local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area in conflict with policies LOC1, DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

