PLANNING APPLICATION REPORT

REF NO: **FP/136/09/**

LOCATION: 7 Middleton Road
Felpham

PROPOSAL: Outline planning application for detached dwelling and garage

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	It is proposed to use existing driveway to access new dwelling to be located in rear garden of number 7. Whilst the design of the dwelling is a reserved matter, the design and access statement proposes a single storey dwelling with pitched roofs, possibly some accommodation in the roof space.
SITE AREA	0.032 hectares
RESIDENTIAL DEVELOPMENT DEN	31 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m high wooden fencing to rear and to boundary with number 5. 1.8m high solid wall to front boundary and that with number 7.
SITE CHARACTERISTICS	Detached single storey dwelling with additional accommodation in roof space. Paint rendered elevations with a double pained window at first floor and two triple paned windows at ground floor of west elevation. Driveway runs along west boundary of site.
CHARACTER OF LOCALITY	Residential. Views of the rear of the site can be gained from green sward on the Flansham Lane(A259).

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Felpham Parish Council

Objection. Out of keeping with surrounding area.
2 neighbouring letters
So long as there are no overlooking windows and there is a 1 metre separation from boundary line there will be no objection. More details are required of access road leading to new property - will it be open to public or will it remain a private drive?

Comments on Representations received:

Noted. Details concerning siting and design would form part of a reserved matters application. The applicant has signed the certificate claiming that all the land part of this application is owned by himself so new access will be private.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

Highways Department
Advice. Whilst parking provision acceptable request amended plans to demonstrate that adequate visibility can be secured.

Comments on Consultation responses:

If application was to be approved an additional reserved matters application would be required with details of access and highway visibility.

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area boundary.

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE1	Management for an Urban Renaissance
	SEPH5	Housing Design and Density
Arun District Local Plan:	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPG13	Transport
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 not considered to comply with relevant Development Plan policies in that it would have a materially adverse effect on the residential amenities of the adjoining properties and it would have 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
Whilst the principle of residential development is acceptable in this location, regard needs to be had to its impact on neighbouring residential amenity and the locality's existing character and appearance. PPS3 emphasises the need to make efficient use of land for development but also advises that new housing is well integrated with and complement neighbouring buildings and the local area generally in terms of scale, density, layout and access.

Neighbouring Residential Amenity
Vehicular access to the property is proposed via a 40m long driveway planned to run and abut the length of number 7 Middleton Road's west elevation. The ground floor of this elevation contains a number of windows which will be adversally affected by the comings and goings of traffic serving the proposed property and its double fronted garage. The amenities enjoyed within this part of the property will experience a detrimental and unacceptable impact.

Character and Appearance of locality
The properties along the north section of Middleton Road tend to enjoy long, verdant and undeveloped rear gardens. The introduction of a dwelling and associated curtilage in this backland location would absorb the majority of the rear of 7 Middleton Road resulting in a prejudicial impact on the established and valuable character of the locality. This is not withstanding the fact that a garage store is in situ at the rear of the application site where the new dwelling is proposed. The unacceptable harm to character however would arise from this building being replaced by a bulkier 1.5 storey dwelling with pitched roofs.

Summary
Planning policies and central government advice encourage the efficient use of land for development subject to considerations of residential amenity and the character and appearance of the area. The proposal is considered to detrimental to visual amenity and residential amenity.It is therefore recommended that planning permission be refused for the following reasons.

RECOMMENDATION

REFUSE

1 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 policy GEN7 of the Arun District Local Plan.

2 The site by virtue of its size and shape, is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and appearance of the surrounding residential area, contrary to policy GEN7 of the Arun District Local Plan.