

PLANNING APPLICATION REPORT**REF NO:** FP/185/10/**LOCATION:** 15 Limmer Lane
Felpham**PROPOSAL:** Sub-division of existing dwelling to create 1no. 2 storey 3bed dwelling & 1no. single storey 2 bed dwelling with parking**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above There are no extensions or additional windows/doors proposed to either element of existing buildings. The only material external alterations involve the renewal of existing windows/doors of single storey element. This comprises 6 existing windows to be replaced with matching Georgian detail but sliding sash design as opposed to existing fixed opening and two existing doors with matching doors. A small and largely secluded ground floor window of the two storey element of the property is proposed to be closed up.
SITE AREA	0.05 hectares
RESIDENTIAL DEVELOPMENT DENSITY	40 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Approximately 2m high flint wall and double wooden gate to front. 2m high flint wall to side boundaries. Rear boundary marked by rear elevation of single storey building and 1m high farm style wooden gate.
SITE CHARACTERISTICS	Two storey detached dwelling with a linked L-shaped single storey rear extension.
CHARACTER OF LOCALITY	Residential comprising large two storey detached dwellings of individual style and design. To the rear of the site the open grassed area benefits from permission to erect 2 detached dwellings.

RELEVANT SITE HISTORY

FP/103/10/	Erection of 2no. dwellings with garages	Approve Cond 16-08-2010
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BR/363/68	Conversion of stables & loft into dwelling	Approve Cond 29-07-1968
BR/487/78	Alterations and extension	Approve Cond 02-08-1978

REPRESENTATIONS

Representations received:

Felpham Parish Council

Support

Comments on Representations received:

Noted

CONSULTATIONS

Conservation Officer

Conservation Area Advisory Com

Consultations responses received:

None

Comments on Consultation responses:

None to comment on

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE1 SEPBE5 SEPBE6 SEPH1 SEPH3 SEPH5	Management for an Urban Renaissance Village Management Management of the Historic Environment Regional Housing Provision 2006-2026 Affordable Housing Housing Design and Density
Arun District Local Plan:	AREA2 GEN2 GEN7	Conservation Areas Built-up Area Boundary The Form of New Development

PLANNING POLICY GUIDANCE

PPG13	Transport
PPS1	Delivering Sustainable Development
PPS3	Housing
PPS5	Planning for the Historic Environment

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 and its impact on the character or appearance of the conservation area.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding Conservation 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

The site lies within the built up area boundary where residential development is acceptable subject to normal development control criteria and national guidance contained within PPS1 and PPS3 which advocate the efficient use of land within urban areas subject to high quality design reflecting the character and appearance of the area. In this case special consideration is required given the sites location within a conservation area and whether the proposal preserves or enhances the character or appearance of the Conservation Area.

Impact on adjoining residential amenity

Given the sites existing residential use and the absence of any proposed additional built development the impact on neighbouring residential amenity will be neutral in this respect. However, the proposed access point for the single storey 2 bed dwelling is to be from the rear of the site and will traverse through the development permitted under FP/103/10 where traffic is proposed to access out onto Manor Copse. The proposed drive extension to serve the dwelling will be approximately 7m away from one of the two dwellings approved by FP/103/10 and considered to be sufficient to maintain their amenity levels at an acceptable level.

Visual amenity and impact on the Conservation Area

It is acknowledged that this part of Felpham is characterised by a wide variety of architectural styles which are underpinned by a core of flint and brick buildings dating from the 18th, 19th and early 20th century. There will be no external change to the brick and flint design of the single storey building nor the elevation treatment of the main two storey dwelling.

The updating of windows and doors to the single storey building are an enhancement in so much as traditional sliding sash windows will be introduced and all other materials will match those currently existing.

The dwellings therefore will undergo little external change and there will be an acceptable impact on the visual amenity of area and the character and appearance of the Conservation Area will be preserved and enhanced by the introduction of tradition sliding sash windows

Highways Matters

The application site contains sufficient off parking provision and will not have an adverse impact on highway safety or traffic generation within the locality. No observations have been received from the County Highways Officer.

Affordable Housing Requirement

The additional dwelling on the site generates the need for a commuted payment in line with the Council's interim affordable housing policy. A section 106 has been entered into and signed providing the required financial contribution.

Conclusion

Government guidance and development plan policy encourage the best use of land and the development of previously developed land. This has to be tempered against the need to protect the existing environment of our towns taking into account the character of the area. It is considered that this proposal strikes an appropriate balance between the need to provide new dwellings and retaining the character of the existing built environment. There will be an acceptable impact on the character of the area.

The proposed development will have an acceptable impact on the visual amenities of the locality, will not have a significant impact on neighbouring residential amenity, highway safety/traffic generation and will preserve the character and appearance of the Conservation Area.

It is therefore recommended that the application be approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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 This permission relates to the following approved plans: RTLL-2010-001, RTLL-2010-002, RTLL-2010-003 REVA, RTLL-2010-004, RTLL-2010-005, RTLL-2010-006A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies GEN7 and AREA2 of the Arun District Local Plan.

- 3 No development shall take place until details of screen walls and fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings shall be formed in any part of the rear elevation of the proposed single storey dwelling without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies GEN7, DEV19 of the Arun District Local Plan.

- 5 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 policy GEN7 of the Arun District Local Plan.

- 6 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 policy GEN7 of the Arun District Local Plan.

- 7 The buildings shall not be occupied until the parking spaces/turning facilities 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 and turning of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

- 8 The dwellings hereby permitted shall not be occupied until the provision of a bicycle shed has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the storage of bicycles.

Reason: To ensure that adequate and satisfactory provision is made for the storage of bicycles in accordance with policy GEN7 of the Arun District Local Plan.

- 9 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, AREA2

SOUTH EAST PLAN SEPBE1, SEPBE5, SEPBE6, SPH1, SPHH3, SPH5

NATIONAL POLICIES: PPS1, PPS3, PPS5, PPG13

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.