

## REPORT UPDATE

Application No: FP/196/09/

### Reason for the Update / Changes

Reason for Update/Changes:

Officers Comment:

Informative added:

INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995.

### 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 of flood issues and there are no material considerations to indicate otherwise.

### RELEVANT POLICIES:

South East Plan: H6

Local Plan: GEN7, GEN10, GEN12

National Policies: PPS1, PPS3, PPG13, PPS25

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Note: The changes to recommendation, conditions and/or reasons show under Officers Recommendation at the end of the attached report.

Or

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

**Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.**

**FP/196/09/**

**PLANNING APPLICATION REPORT**

**REF NO:** **FP/196/09/**

**LOCATION:** Sea Lodge, Sea Bank & Sea Grit  
Outram Road  
Felpham

**PROPOSAL:** Variation of Conditions 3, 4, 5, 6, 7, 9 and 11 in that they will only apply when commencement of the redevelopment of Sea Grit. These conditions will not apply to the refurbishment of Sea Lodge and Sea Bank

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                       |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | This application is to defer all conditions pertaining to the new dwelling until such time as that dwelling is constructed. These conditions do not apply to the conversion of the existing dwelling. |
| SITE AREA                   | N/A                                                                                                                                                                                                   |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                   |
| TOPOGRAPHY                  | Predominantly flat.                                                                                                                                                                                   |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                        |
| BOUNDARY TREATMENT          | Sea wall with 3 steps down to the site. Walling to the front and rear.                                                                                                                                |
| SITE CHARACTERISTICS        | Large 2-storey dwelling recently converted, rendered and painted white. To the rear of the site the single storey Sea Grit is still existing.                                                         |
| CHARACTER OF LOCALITY       | The site is adjacent to the sea. Predominantly residential.                                                                                                                                           |

**RELEVANT SITE HISTORY**

|               |                                                                                                                                                                      |                            |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| FP/153/08/    | 2 No semi-detached and one detached sea front town houses - Re-submission following FP/271/07/                                                                       | Approve Cond<br>24-09-2008 |
| FP/49/09/     | Refurbishment of Sea Bank and Sea Lodge including revised front and side elevations. Demolition of Sea Grit and the construction of a new 3/4 storey detached house. | Approve Cond<br>17-06-2009 |
| FP/197/09/DOC | Application for approval of details reserved by condition no. 2 of planning application FP/49/09/                                                                    | File Closed<br>01-02-2010  |

FP/13/10/NMA      Application for a non-material amendment  
following a grant of planning permission  
FP/49/09 - changes to elevations      Approve  
23-02-2010

**REPRESENTATIONS****Representations received:**

Felpham Parish Council

Objection, concern about flood risk possibility

**Comments on Representations received:**

Noted. The application will not adversely affect flooding. All the conditions pertaining to flood alleviation will kick in when the existing dwelling Sea Grit is demolished and replaced.

**CONSULTATIONS**

WSCC Local Development Divis.

Environment Agency

Engineers (Coastal Protection)

Engineering Services Manager

**Consultations responses received:**

District Engineers - The variation of these conditions is acceptable.

County Highways - No objections

**Comments on Consultation responses:**

Comments noted.

**POLICY CONTEXT**

Designation applicable to site:

Within the Built Up Area Boundary

**DEVELOPMENT PLAN POLICIES**

|                           |                       |                                         |
|---------------------------|-----------------------|-----------------------------------------|
| South East Plan:          | <a href="#">SEPH6</a> | Making Better Use of the Existing Stock |
| Arun District Local Plan: | <a href="#">GEN7</a>  | The Form of New Development             |
|                           | <a href="#">GEN10</a> | Tidal Flooding and Coastal Defence      |
|                           | <a href="#">GEN12</a> | Parking in New Development              |

**PLANNING POLICY GUIDANCE**

|       |                                    |
|-------|------------------------------------|
| PPS1  | Delivering Sustainable Development |
| PPS3  | Housing                            |
| PPG13 | Transport                          |
| PPS25 | Development and Flood Risk         |

**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 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 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 purpose of the application is to allow the refurbishment of the existing dwelling to be completed without undertaking the demolition of the existing railway carriage and construction of the new dwelling. The conditions being varied in this application only apply to the new dwelling.

##### **REASON FOR THE APPLICATION**

The applicant wishes to delay the demolition of Sea Grit and the construction of a new dwelling for economic reasons. The conditions applied to FP/49/09 with regard to flood alleviation measure and highway issues all applied prior to commencement of the development. These conditions would not be applicable to the conversion of the existing dwelling.

The variation of all these conditions applicable to the new dwelling will not adversely affect any residential amenities. They will apply at the time of the construction of the new dwelling. The Council's Coastal Protection Engineer is satisfied that this is acceptable and has raised no objections.

It is therefore recommended that the application should be approved.

#### **RECOMMENDATION**

##### **APPROVE**

- 1 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

##### **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 of flood issues and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: H6

LOCAL PLAN: GEN7, GEN10, GEN12

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPS25

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