FP/234/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Construction of new detached dwelling 37 Crossbush Road, Felpham

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal involves demolition of an existing garage, construction of a new double garage and 2-storey detached house.
SITE AREA	828 sq. metres. .0828 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	12 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance.
BOUNDARY TREATMENT	1m fence and brick to site frontage.
SITE CHARACTERISTICS	Detached pitched roof garage is positioned on site at present. No.39 is a chalet style dwelling no windows in side elevation. No.35 1st floor windows facing onto site.
CHARACTER OF LOCALITY	Residential estate of 2-storey houses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
FP/20/88	Outline application for the erection of a detached property.	Approved Conditionally 22/2/88
FP/12/92	Outline application for the erection of a detached dwelling.	Approved Conditionally 28/2/92
FP/7/96	Outline planning application to erect one dwelling and re-siting of existing garage in rear garden	Approved Conditionally 10/2/96
FP/1/99	Renewal on unimplemented outline planning permission FP/7/96 to erect one dwelling and re-siting of existing garage in rear garden	Approved Conditionally 12/2/99
FP/242/05	Outline application for the erection of one dwelling and re-siting of existing garage.	Approved Conditionally 15/12/05

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No objections
Local Groups	None
Other	None

FP/234/06

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
PPG 3 - Housing

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which the application will be assessed particularly with regard to visual and residential amenity.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

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 there would be a materially adverse effect on the street scene and on neighbouring properties.

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 principle of development on this site has previously been agreed and it is accepted that a 2-storey dwelling could be satisfactorily accommodated on site. However, the current application provides a 2-storey dwelling set back 15 metres from the site frontage at its closest point. The double

FP/234/06

CONCLUSIONS

garage would be located in the gap 2.8m from the site frontage.

The northerly position of the dwelling would not be in keeping with the existing pattern of development in the locality. The properties immediately adjoining are located within 7 metres of the site frontage with no structures forward of a 4m gap. The dwelling and double garage would therefore appear as discordant features in the street scene, adversely affecting the visual amenities of the locality.

With regard to residential amenity, the dwelling would be sited so that it projects beyond the rear elevation of both neighbouring properties. Given its height and limited distance to boundaries it is considered the dwelling would be overbearing on these properties.

The application is therefore recommended for refusal for the reasons given overleaf.

FELPHAM

FP/234/06/

Construction of new detached dwelling.

37 Crossbush Road
Bognor Regis

RECOMMENDATION

Refuse

1 Having regard to the height, position and proximity to site boundaries, the proposed dwelling would give rise to an unneighbourly form of development which would be prejudicial to the amenities and environment of the locality in conflict with policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

2 The position of the proposed dwelling and garage would be out of keeping with the existing pattern of development and detrimental to the appearance of the street scene in conflict with policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.