

PLANNING APPLICATION REPORT

REF NO: FP/49/09/

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

PROPOSAL: 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is to convert the existing 2 storey building which consists of 2 dwellings and extending these 2 along the front elevation by 1.8m x 14.3m in order to provide a balcony/roof terrace looking over the sea. Also the existing railway carriage dwelling is to be replaced by a 3 storey detached dwelling. This is a resubmission following the approved application FP/153/08. This approval permitted three new dwellings in place of the existing two storey building and the railway carriage dwelling.
SITE AREA	0.078
RESIDENTIAL DEVELOPMENT DENSITY	39 dwellings per hectare
TOPOGRAPHY	Predominantly flat but on a ground level below the sea.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Sea wall with three separate steps down to the site. Walling to the front of the site and to the rear.
SITE CHARACTERISTICS	Large 2 storey dwelling rendered and painted white with dormers overlooking the sea. Slate roof. Windows on the side gable ends at second floor, this currently directly overlooks the rear of Merry Moments garden area. Cast iron rainwater gear. Sea Girth is a converted railway carriage, single storey and clad in timber.
CHARACTER OF LOCALITY	The site is adjacent to the sea. North west of the site is a 2 storey dwelling (Two Decks) with 2 storey flats directly opposite. South west of the site are single storey converted railway carriages.

RELEVANT SITE HISTORY

FP/271/07/	Construction of 4 sea front houses and demolition of existing buildings on the site	Withdrawn 12-02-2008
FP/153/08/	2 No semi-detached and one detached sea front town houses - Re-submission following FP/271/07/	Approve Cond 24-09-2008
BR/211/51	Conversion of 1 house to 2 dwelling houses	Approve 21-12-1951

REPRESENTATIONS

Representations received:

Felpham Parish Council

The application is out of keeping, overbearing on surrounding properties and out of character with neighbouring properties.

7 letters of objection

The detached house is totally out of character, too high and too dominant. The ground floor contains a games room and laundry room, no living accommodation should be on the ground floor. The road is narrow and the proposal will add to parking and turning problems. There should either be 3 town houses or none. The size and style of the detached house are jarring and prominent along the shoreline. The refurbishment of the house is already taking place. Trees/bushes on the site have already been cut down. The balcony will overlook the neighbour at Merry Moments and the 6 foot wall is close to the side boundary leaving only a few inches between the borders and Merry Moments. Request privacy screen at the end of each balcony. Disruption should be kept to a minimum.

Comments on Representations received:

Noted. The agent has clarified that all side balconies on the west adjoining Merry Moments will be glazed to screen overlooking. It is not considered that the detached dwelling is any more overbearing than that previously approved (FP/153/08). The new dwelling will contribute positively to the coastline and contributes in its own right. There were no trees worthy of a TPO on the site. The space between the new dwelling and the boundary remains at 2.5m and the number of windows on the west elevation have been reduced.

CONSULTATIONS

WSCC Local Development Divis.

Southern Water Planning

Environment Agency

Engineers (Coastal Protection)

Consultations responses received:

Environment Agency

No objection subject to conditions

Southern Water

No objection subject to conditions

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN7	The Form of New Development
	GEN10	Tidal Flooding and Coastal Defence
	GEN12	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. Additionally the South East Plan contains relevant policies H5 Housing Design and Layout and NRMF Sustainable Flood Risk Management.

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 proposal is to amend a previously approved application for 3 new houses, FP/153/08 to extend the existing 2 dwellings Sea Lodge and Sea Bank to the front of the properties by 1.8m x 14.3m to provide a front terrace/balcony along the front. Also it is proposed to slightly amend the previously approved detached dwelling by squaring off the rear to provide a lift shaft. To compensate windows on west elevation have been reduced to two above first floor level which are high level to serve a bathroom and a kitchen. The existing dwellings will remain unchanged on the north, south and rear elevations

Visual Amenity

The principle elevations viewed from Outram Road remain unchanged. The front elevation which overlooking the sea is being slightly enlarged by 1.8m x 14.3m to provide a terrace/balcony which overlooking the sea is appropriate. The new dwelling as viewed from the seafront is basically unchanged. The east elevation is also seen from the seafront, the previous approval was for 2 new dwellings, this application is to extend the existing and to provide a balcony overlooking the sea but remains a two storey dwelling with dormers.

Residential Amenity

The nearest property is Merry Moments the south elevation on the existing dwelling will remain as is, with the advantage of removing ground and first floor windows, and maintaining only the second floor window. With regard to the new dwelling, the side wall with Merry Moments has been extended to the rear, rather than indented as previously. This is to accommodate a lift shaft. The building is 2.1m off the boundary. However the change does not have any detrimental effects on Merry Moments, as the only side windows are high level windows serving a kitchen and bathroom. Therefore it is not considered that there would be any loss of residential amenity.

Flooding Issues

The site is directly adjacent to the sea front and is therefore liable to flooding. A Flood Risk Assessment was submitted with the application, and the Environment Agency have raised no objection to the proposal. Therefore any potential flood risk has been mitigated by condition of the finished floor levels.

Summary

The proposal is to amend the existing two storey building for two dwellings and construct a new single unit. This is considered a satisfactory amendment to that previously approved (FP/153/08) in terms of visual amenity, residential amenity and flooding issues. Therefore it is recommended that the application is 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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The development shall not proceed until details of the proposed surface water drainage

and means of disposal have been submitted and approved by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in conjunction with associated building works. No building shall be occupied until the drainage works have been carried out in accordance with such details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

- 4 No development approved by this permission shall commence until details of the emergency plan during flood events have been submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the safety of occupants in accordance with Arun District Local Plan policy GEN10 and Paragraph 8 of PPS25.

- 5 No development approved by this permission shall commence until details of the flood barriers and gates (as referred to at 6.19 and 6.20 of the submitted FRA have been submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To reduce flood risk in accordance with Arun District Local Plan policy GEN10 and Paragraph 8 of PPS25.

- 6 Floor levels of habitable rooms are set no lower than 6.5m above Ordnance Datum (AOD) as stated in part 4 of the design and access statement.

Reason: To mitigate the risk of flooding in accordance with policy GEN11 of the Arun District Local Plan and PPS25.

- 7 The building shall not be occupied until the covered secure cycle parking spaces have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the secure cycle parking.

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

- 8 The access to the proposed site shall be laid out to provide visibility splays on each side of the access 2m by 2m has been provided on either side of the access onto Outram Road.

The splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

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

- 9 The buildings shall not be occupied until the parking spaces shown on the submitted plans have been provided, surfaced and marked out in accordance with a detailed construction plan to be submitted to and approved in writing by the planning authority. The areas of land so provided shall not thereafter be used for any purpose other than the parking 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.

- 10 The balconies on the west elevation of plot 3 shall be provided prior to first occupation of the dwellings hereby permitted and shall thereafter be retained in situ and shall at all times be glazed with obscured glass to a height of 1.8m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policy of the Arun District Local Plan.

- 11 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, 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 five years from the completion of 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.

- 12 INFORMATIVE

The proposal to remove the concrete steps and infill the openings within the raised concrete sea defence needs to have formal approval from the Environment Agency under its byelaws. This aspect will need careful consideration by the applicant to ensure it will be undertaken sympathetically to its surrounding (i.e. carefully blended in to match existing).

- 13 A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel. 01962 858688), or www.southernwater.co.uk.

- 14 INFORMATIVE:

Contaminated Land

It is recommended that the requirements of PPS23 Planning and Pollution Control Annex2: Development on Land Affected by Contamination.

- 15 INFORMATIVE: The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stock of materials as the use of the adjacent highway for these purposes may not be acceptable under the terms of the Highways Act.

- 16 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 or with regard to flooding and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, DEV10, DEV12

SOUTH EAST PLAN: H5, NRM4

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.