

PLANNING APPLICATION REPORT**REF NO:** **FP/68/10/****LOCATION:** 116 Felpham Way
 Felpham
 West Sussex**PROPOSAL:** Application for the renewal of an extant outline planning permission (FP/113/06 and FP/267/06) in order to extend the time limit for implementation.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Application to extend the time limit.
SITE AREA	0.109 hectares approximately
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	One significant Oak tree retained adjacent to Clovelly Road.
BOUNDARY TREATMENT	Wooden fencing surrounds the site, varying in height from 1 - 2m. Shrubbery to front of fencing.
SITE CHARACTERISTICS	Detached bungalow with white rough render to walls and a red tiled hipped roof. Single storey rear additions. Large shed positioned adjacent to Clovelly Avenue.
CHARACTER OF LOCALITY	Residential cul-de-sac. The surrounding area is predominantly characterised by detached bungalows and chalet bungalows. Some two storey detached dwellings within the area. Adjacent to Methodist Church.

RELEVANT SITE HISTORY

FP/82/06/	Demolition of dwelling & erection of three single storey dwellings, garages and access	Withdrawn 10-05-2006
FP/113/06/	Outline application for demolition of dwelling & erection of two dwellings, garages & access. (Resubmission following FP/82/06)	Approve Cond 11-07-2006
FP/267/06/	Approval of reserved matters following outline consent FP/113/06 for demolition of dwelling & erection of two dwellings, garages and access	Approve Cond 22-01-2007

REPRESENTATIONS

Representations received:

Awaited.

Local Groups:

None

Comments on Representations received:

None.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area Boundary.

Class 'C' Road

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

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

Application FP/68/06 was an outline application for the demolition of the existing dwelling and its replacement with two dwellings. The application was to consider the layout of the site, number of dwellings and means of access to the site only. Application FP/267/06 dealt with reserved matters of siting, design and external appearance and landscaping. This application is a re-submission to comply with the time limit.

Visual Amenity

Within the surrounding area, plot sizes typically measure 0.04 hectares, compared with 0.1 hectares of the application site. It is therefore considered that the site is of a size that can adequately accommodate two new dwellings, which would appear in keeping with the character of the surrounding area. The area has a mix of styles and designs, therefore the design is considered to be in keeping with the area.

Residential Amenity

The surrounding area is residential in character, being predominantly characterised by detached bungalows and chalet bungalows. The closest property to the south side is a detached bungalow with no windows in the roof slope. Felpham Methodist Church is located to the east side of the site, which is a single storey building with no windows in the roof slope that would face towards the site. The proposed dwellings would also be positioned adjacent to Clovelly Avenue and Felpham Way. Therefore having taken all of the above factors into consideration and taking into account the siting and orientation of immediately neighbouring properties, it is not considered that the addition of two dwellings on the site would detrimentally impact upon the residential amenities of any neighbouring property by way of an excessive overshadowing or overbearing effect, nor would it give rise to any greater overlooking or loss of privacy than existing.

Summary

The principle of the development has been established by the approval of the previous applications FP/68/06 and FP/267/06. There have not been any significant changes in policy or the character of the surrounding area that would change the previous approval. Therefore it is recommended that the renewal should be granted, subject to the conditions set out overleaf.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 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 policy GEN7 of the Arun District Local Plan.

- 2 This permission relates to the following approved plans drawing 3a dated May 86, drawing 4a dated Oct 86.

Reason: For the avoidance of doubt and in the interests of amenity and the environment

in accordance with GEN7 of the Arun District Local Plan.

- 3 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.

- 4 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.

- 5 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 and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: H5, H6

LOCAL PLAN: GEN7, GEN12

NATIONAL POLICIES: PPS1, PPS3, PPS13

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