

APPLICATION REF: FP/86/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Outline application for single detached dwelling, Part garden land west of 3 Blakes Road, fronting onto Bereweeke Road, Felpham.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 426 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	23 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	Approximately 2m brick wall + wooden gates to Bereweeke Road frontage, west side boundary has 1.8m high brick wall, east side boundary has wall approximately 2m in height, rear boundary Old Rectory Gardens has wall + hedging approximately 3m in height.
SITE CHARACTERISTICS	Part garden land west of 3 Blakes Road, garage/store and greenhouse on site. Two storey house on corner 5 Blakes Road, bungalow to east of site 'The Cottage'.
CHARACTER OF LOCALITY	Residential area consisting of two storey detached dwellings, detached bungalows and chalet type dwellings of various styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BR/182/62	House or bungalow.	Approved/Conditionally 19-12-1962.
BR/182/62/A	Demolition of garage and erect detached dwelling.	Approved/Conditionally 17-05-1965.
BR/157/67	Renewal of outline for erection of garage and demolition of garage.	Approved/Conditionally 09-05-1967.
BR/161/69	Renewal of outline consent.	Approved/Conditionally 27-05-1969.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Felpham Parish Council	No objection.

CONSULTATION RESPONSES

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CONSULTEE	SUMMARY OF RESPONSE
Environment Agency.	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Tree Preservation Order 5/63 T63, T64, T65 (Within the garden area of 3 Blakes Road not application site).

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1 Arun District Local Plan : GEN7,

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPG3	- 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.
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COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

None.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

<p>Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-</p> <p><i>"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."</i></p> <p>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 adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.</p>
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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.
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CONCLUSIONS

The existing garage and outbuildings within the site are to be demolished and there is an existing vehicular access and pedestrian access from Bereweeke Road. The plot size is in keeping with plots to the east No 5 & 7 Bereweeke Road and the provision of a dwelling in this location is acceptable in principle in terms of visual amenity and character of the area subject to size and design considerations. The neighbouring property to the east No 5 Bereweeke Road is a detached bungalow and the property to the west No 5 Blakes Road is a two storey building. A chalet style dwelling in this location could be accommodated without any materially adverse effect on neighbouring properties to the east and west with regard to overshadowing, overbearing, overlooking or loss of privacy.

Previous outline applications have been approved on this site since 1962 and there are no significant changes in policy since that time to warrant a decision other than previously. Therefore, it is recommended that the application be approved subject to the following conditions.

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Part garden land west of 3 Blakes Road
Fronting onto Bereweke Road
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RECOMMENDATION

Approve Conditions

- 1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) the layout of the site;
- (b) the siting, design and external appearance of the building;
- (c) the landscaping of the site;

Reason: To enable the Local Planning Authority to control the development in detail and comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 No development shall be carried out until all buildings and structures existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.

Reason: In the interests of the amenities of the locality in accordance with policies DEV1 the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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- 4 The layout of the proposed development shall provide for parking space for vehicles to a standard of 2 car spaces per unit (existing and proposed) in accordance with plans to be approved by the Local Planning Authority.

Reason: To ensure that adequate and satisfactory provision is made for the parking (and garaging) of vehicles clear of all highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 5 The building hereby permitted shall not be occupied until space has been laid out within site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area/means of access.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.