K/7/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Renewal of unimplemented outline planning permission K/2/04 for single detached dwelling house & garage Part Garden to west of Foreshore House Coastal Road Kingston

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	725 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	Mixture of hedging and walling
SITE CHARACTERISTICS	Detached house with double garage
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
K/11/89	Outline application for single dwelling house and garage	Approved Conditionally 24-04-1989
K/9/92	Renewal of unimplemented outline planning permission K/11/89 for a single dwelling house and garage	Approved Conditionally 21-04-1992
K/3/95	Renewal of unimplemented outline planning permission K/9/92 for single dwelling house and garage	Approved Conditionally 03-03-1995
K/5/98	Renewal of unimplemented outline planning permission K/3/95 for single dwelling house and garage	Approved Conditionally 23-02-1998
K/37/00	Renewal of unimplemented outline planning permission K/5/98 for single dwelling house and garage	Approved Conditionally 09-02-2001
K/2/04	Renewal of unimplemented outline planning permission K/37/00 for single detached dwelling & garage	Approved Conditionally 02-03-2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Kingston Parish Council	Objection; • Height excess and out of scale to width • Proposal appears squashed into plot which is unpleasing • Roof size and shape out of scale and symmetry to rest of the dwelling • Design not sympathetic to neighbouring properties, including Foreshore House • Design out of character and visually detrimental to wider neighbourhood
LOCAL GROUPS	None
OTHER	None

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 : LOC1, DEV1, CH1, DEV5
Arun District Local Plan : GEN7, GEN9, GEN12

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, and parking provision.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

Noted. The application is outline in which the appearance of the proposed dwellinghouse is a reserved matter. The purpose of the drawing is to indicate the proposed upper and lower limit for the height, width and length of the dwellinghouse.

COMMENT ON REPRESENTATIONS RECEIVED

It is considered there is no over-riding design conformity to properties along Coastal Road Kingston; the street scene is characterised by substantial houses in a multitude of styles and design, with a diversity of roof shapes, heights, and design.

Neither is the proposal considered a cramped form of development as distances of 1m and greater are retained between the proposal and site boundaries, and these distances are comparable to other properties in the wider locality. Therefore the proposal is considered neither out of character or visually detrimental to the wider neighbourhood.

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 comply with relevant Development Plan policies in it would have no materially adverse effect on the residential amenities of neighbouring properties, nor would it have an adverse impact upon the established residential 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

This application is for a renewal of unimplemented planning permission K/2/04, whereby the only consideration relating to the proposal is whether there has been a material change in planning circumstances.

Since the earlier decision both the West Sussex Structure Plan and the Arun District Local Plan have undergone changes. However, the policy changes within these documents are not considered material with regard to the determination of the renewal. It is not considered there has been a material planning change in site circumstances.

In addition Planning Policy Guidance 3: Housing has been revoked, and Planning Policy Statement 3: Housing is a material planning consideration. However the proposal is considered to comply with current policy guidance.

It is therefore recommended that the planning application should be approved subject to the conditions set out overleaf.

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KINGSTON K/7/07/

Renewal of unimplemented outline planning permission K/2/04 for single detached dwelling house & garage

Part Garden To West Of
Foreshore House
Coastal Road
Kingston

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 the 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) appearance;
(b) layout;
(c) scale.

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

2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the 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 to comply with Section 92 of the Town and Country Planning Act 1990.

3 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained. In accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN9 of the Arun District Local Plan.

Reason: To prevent pollution of the water environment.

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4 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

STRUCTURE PLAN: LOC1, DEV1, CH1, DEV5

LOCAL PLAN: GEN7, GEN12

NATIONAL POLICIES: PPS1, PPG13, PPS3

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