

PLANNING APPLICATION REPORT

REF NO: LU/136/11/

LOCATION: The Poplars (Phase 10)
Watersmead Drive
Worthing Road Littlehampton

PROPOSAL: Amendments to house types for 7No. plots:
Plots 189,190,193,194,201 & 202 to change to Findon house types. Plot 196 to change from a Singleton house type to a Slindon house type.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal involves the substitution of 5 'Findon' 3 bedroom dwellings in place of 5 'Slindon' 2 bedroom dwellings. The replacement of one 'bespoke' 3 bedroom 'Findon' dwelling with a standard design and the replacement of a 2 bedroom 'Singleton' dwelling with a 2 bedroom 'Slindon' dwelling which has the same footprint.
SITE AREA	Approximately 3840 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	N/A
SITE CHARACTERISTICS	The site is part of 'The Poplars' housing development, making up Phase 10 of the works. It is currently at the construction stage, the land having been cleared and prepared for building with work begun on some of the new dwellings.
CHARACTER OF LOCALITY	The site is located on a residential estate which is currently under development. The A259 passes to the north whilst there are meadows to the east. To the south there is existing residential development whilst to the west there is a mixture of residential and commercial buildings.

RELEVANT SITE HISTORY

LU/439/03/	Residential development of 43 houses and associated garages.	Approve Cond 11-02-2004
LU/193/05/	Revised house types to plots 26,31,38 & 43 with minor amendment to adjacent plots and site layout	Approve Cond 04-08-2005

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1
PPS3

Delivering Sustainable Development
Housing

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

The proposed changes will not result in any increase in the numbers of individual dwellings provided and it is not considered that the increase in the amount of bedrooms provided will lead to any significant intensification of the use of the site. The replacement dwelling types are present on other parts of the development and, as such, it is considered that they will be in-keeping with their surroundings. It is also considered that the housing on the site will retain a mixture in designs, with three different house types present, that will prevent it from taking on a monotonous appearance.

It is therefore considered that the proposed changes will not be harmful towards the expected spatial and visual characteristics of the development.

The additional bedroom within the 'Findon' type dwelling is provided through the use of roof accommodation which is served by a rear facing dormer window. It is not considered that these windows will be in a position to offer intrusive levels of overlooking towards neighbouring properties on the development and, as such, the privacy of the occupants of these properties will be safeguarded.

It is therefore recommended that the application is approved, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

- 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 The development hereby approved shall be carried out in accordance with the following approved plans:-

RSL 301;
10/RSL01 rev. A;
PL/10/01;
PL/10/02;
PL/10/03;

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 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 and by endeavouring to achieve a buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Prior to being discharged into any watercourse, surface water sewer or soak away system, all surface water drainage from parking areas and hard standings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: In order to prevent pollution of the water environment in accordance with policy GEN7 of the Arun District Local Plan.

- 5 Clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: To prevent pollution of controlled waters in accordance with policy GEN26 of the Arun District Local Plan.

- 6 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

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1, PPS3

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

- 7 INFORMATIVE: It should be noted that the Unilateral Undertaking under Section 106 of the Town & Country Planning Act 1990 and other powers dated 17th February and 13th December 2004 still applies to this application.

The applicants attention is drawn to part 18.8 of the agreement. This agreement shall apply to the development as authorised by the planning permission issued pursuant to the planning application or to the development after variation or renewal of the planning permission from time to time.

- 8 INFORMATIVE:

It should be noted that the Unilateral Undertaking under Section 106 of the Town & Country Planning Act 1990 and other powers dated 17th February 2004 still applies to this application.

The applicants attention is drawn to Part 5 of the Agreement, no more than 20 market

units can be disposed of until the transfer of the affordable housing land to an RSL has been completed.

5.5 Requires the owner to notify the Arun District Council of the date of first offer of the affordable housing land to an RSL for transfer.

- 9 INFORMATIVE: There is a Section 38 Agreement presently being completed for this development. The Section 38 drawing should be suitably revised in-line with this approval.