PLANNING APPLICATION REPORT

REF NO: **LU/15/08/**

LOCATION: 22 Roman Acre
Littlehampton

PROPOSAL: Outline application for 1 no. three bedroom ground and first floor residentia unit.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Outline application for 1 no. two storey detached property to be positioned within the north side garden of No. 22 Roman Acre. All matters are reserved, although an indicative block plan has been submitted which details the proposed layout and access arrangments.
SITE AREA	0.036 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	28 dwellings per hectare approximately.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	None to site frontage. The rear of the site is bordered by 1.8m close boarded fencing.
SITE CHARACTERISTICS	Side garden area to No. 22 Roman Acre. Roman Acre is a two storey semi-detached property, which consists of red/brown brickwork at ground floor level with white weather boarding above. Brown tiled, hipped roof. Dropped kerb and access to north side of application site, leading to single storey, single, detached garage.
CHARACTER OF LOCALITY	Residential cul-de-sac. Surrounding properties are predominately two storey semi-detached, relatively uniform in style and character. Mostly red/brown brickwork and brown tiled hipped roofs. Slight variations in size of properties.

RELEVANT SITE HISTORY

Reference	Description	Decision

REPRESENTATIONS

Representations received:

Mr P Herbert

Littlehampton Town Council

No Objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Head of Highways and Transport

Consultations responses received:

County Highways

No Objection, subject to suggested condition/informative.

From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Roman Acre. The applicant should aim to provide the property with off street parking, no proposals are shown in the drawings received. With this in mind though, it is unlikely that there would be any issues with this proposal. A number of dwellings are already by Roman Acre and whilst an increase in vehicle movements may occur, it is doubtful that any nadverse impacts would result from this proposal. I have checked our most recently available verified accidents records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this propsoal.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built up Area Boundary.

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan	LOC1	Locational Strategy
	CH1	Character
	DEV1	High Quality Development
	NE17	Roads
Arun District Local Plan:	LOC2	
	GEN7	The Form of New Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

POLICY COMMENTARY

PLANNING
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

PLANNING
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 conflict with relevant Development Plan policies in that it would have an adverse impact upon the established character of the surrounding 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

The proposal is an outline application for 1 no. two storey property to be positioned within side garden area of No. 22 Roman Acre. All matters are reserved, although an indicative block plan has been submitted which details the proposed layout and access arrangments. This block plan and supporting information details a two storey detached property to be positioned towards the rear of the application site.

The properties within Roman Acre are relatively uniform in style and character, consisting of two storey semi-detached dwellings. Further, the properties to Belyngham Crescent are two storey semi-detached buildings. Plot sizes are generally regular in size and appearance, although several of the corner plots including the application site, are larger in size.

The proposal is for a two storey detached property to be positioned towards the rear of the application site. The submitted plans indicate that the proposed dwelling would be set well back from Roman Acre. In the absense of detailed plans, it is difficult to assess the relationship between no. 22 Roman Acre and the proposed dwelling; however it is considered likely that a two storey detached property within the rear portion of the application site would have an unneighbourly effect upon the residential amenities of no. 22 by way of overbearing effect and loss of light. In addition, it is considered that the proposed two storey detached property would constitue a cramped form of development, which by virtue of its siting, garden size and site layout would be out of character in the area and detrimental to the visual amenities of the area.

Whilst it is noted that this proposal would result in an increase in housing density in this area, as supported by PPS3, it is felt that the above detrimental affects outweigh the needs as outlined in this guidance.

It is therefore recommended that planning permission should be refused for the reasons set out overleaf.

RECOMMENDATION

REFUSE

1 The proposal would constitute a cramped form of development which by virtue of its siting, garden size and site layout would be out of character in the area and detrimental to the visual amenities of the area, contrary to policies DEV1, LOC1, CH1 of the West Sussex Structure Plan and GEN2, GEN7of the Arun District Local Plan

2 On the basis of the information provided, the Local Planning Authority is of the opinion that the proposed two storey detached dwelling, by reason of its scale and siting would give rise to an unneighbourly form of development, which would be prejudicial to the amenities and environment of the locality in conflict with policies DEV1, LOC1, CH1 of the West Sussex Structure Plan and GEN2, GEN7 of the Arun District Local Plan.