Ref: LU/163/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	1 new residential bungalow to match adjoining existing bungalows. 8 Thatchway Close, Wick, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.075 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	27 dwellings per hectare.
TOPOGRAPHY	Predominately flat.
TREES	None of any significance to be affected by this development.
BOUNDARY TREATMENT	0.5m wire fencing to west side, 0.5m brick walling to rear north side and 0.5m wooden fencing to east side. High hedgerow to rear of the site.
SITE CHARACTERISTICS	Semi-detached bungalow. The dwelling consists of red/brown brick walls, with a brown tiled hipped roof. Protruding pitched roof element to frontage. Single storey detached flat roof garage to front east side. Private garden area to rear and side.
CHARACTER OF LOCALITY	Residential cul-de-sac. The properties within the cul-de-sac are uniform in style and character, consisting of semi-detached bungalows. Two storey terraced properties to rear of the application site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/189/06/	1 new residential dwelling, two storey house.	Withdrawn 01-08-2006.
LU/334/06/	1 new residential bungalow to match adjoining existing bungalows.	Refused 19-12-2006.

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No Objection.
Local Groups	None
Two Letters of Objection	Concerns over width of the drive; Concerns over parking problems and congestion; Neighbouring wall is 0.9m, lowering to 0.52m; Comments regarding rear boundary hedging; Concerns over disturbance caused by contractors; Devaluation of property prices; Would like assurance that if development was approved, it could not gain approval for further works at a later date.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No Objection would be raised. The Highway Authority has been consulted previously on this application under LU/334/06/, to which no objections were raised. The current application offers two off-street car parking spaces accessed via an existing vehicular access off the end of Thatchway Close. The access will be shared with the existing property. This proposal will result in a more intensive use of the access, although given that the close is a no-through road, I would not expect highway safety to be adversely affected as a direct result of the additional movements.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1, NE2.
Arun District Local Plan: GEN2, GEN7.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS3 - 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.

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COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

It is noted that an additional unit on the site may increase the volume of traffic entering and leaving Thatchway Close. However, County Highways have no objections from a highway point of view.

Construction vehicles entering and leaving the site, together with devaluation of property values are not material planning considerations.

The applicant could remove the boundary hedging at any time without the need for planning permission. Further, each application is dealt with on its own merits and consideration cannot be given to potential developments that may occur on the site in the future.

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 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.

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CONCLUSIONS

The proposal is for 1 no. 2 bedroom residential bungalow to be positioned within the rear garden area of No. 8 Thatchway Close.

The application follows a previous application on the site for '1 new residential bungalow to match adjoining existing bungalows', ref: LU/334/06/. The application was refused on the grounds that the proposed bungalow would constitute a cramped form of development which by virtue of its siting, plot size and site layout would be out of character in the area and detrimental to the visual amenities of the area.

The current proposal has reduced the dwelling in length from 11.92m to 11.02m; together with reducing it in width from 9.44m to 8.99m. Further, the proposed dwelling has been reduced in height from 5.5m to 5.3m with a pitched roof. There are slight amendments to the fenestration details of the property. In all other respects the application appears unchanged.

It is considered that these changes are relatively minor and have not addressed the previous reason for refusal. The properties within Thatchway Close are uniform in style and character, consisting of semi-detached bungalows, whilst to the rear of the application site there are two storey terraced properties. Plots sizes are generally regular in size and appearance, although several of the corner plots including the application site, are marginally larger in size.

The proposal is for a detached bungalow, which would be of a greater footprint than the properties that surround. It is considered that the proposed bungalow would constitute a cramped form of development, which by virtue of its siting, plot 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 reason outlined overleaf.

RECOMMENDATION

TOWN AND COUNTRY PLANNING ACT 1990

ARUN
DISTRICT COUNCIL

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RECOMMENDATION

1 **To Addressee**

2 **Site Address**

8 Thatchway Close
Wick
Littlehampton

3 **Description of Development**

1 new residential bungalow to match adjoining existing bungalows

4 In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

RECOMMENDATION

REASON 1 The proposed bungalow would constitute a cramped form of development which by virtue of its siting, plot size and site layout would be out of character in the area and detrimental to the visual amenities of the area, would therefore be contrary to policies LOC1, DEV1, CH1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Miss C Forrest

18th June 2007

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT