

LU/164/06**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- New 3-storey detached town house subdivided into 3 self-contained dwellings. Amendment to LU/14/01 Land to rear of 35 South Terrace, Littlehampton
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal would be similar in design to the dwelling previously approved on the site. However, the ground floor garage has been amended to a cycle/bin store and 3 units of accommodation would be created. A bedsit at ground floor and a 1-bedroom flat at first and second floor levels.
SITE AREA	145 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	207 dwellings per hectare
TOPOGRAPHY	Predominantly flat.
TREES	None
BOUNDARY TREATMENT	Timber fencing to 2m to west. To east flint and rendered wall to rear section of side boundary. Frontage open.
SITE CHARACTERISTICS	Garage compound to side. Three storey town house other side of adjoining property, garage compound rendered elevations to east windows in side elevation at ground, first and second floor. Footpath to side.
CHARACTER OF LOCALITY	Predominantly residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/369/90	Outline application to demolish existing garages and erect 3-storey town house.	Approved, Conditionally 2/1/91
LU/399/90	Conservation area consent for demolition of 2 garages.	Approved, Conditionally 30/1/91
LU/41/91	Approval of reserved matters following outline permission LU/369/90 for the erection of a 3-storey house.	Approved, Conditionally 27/3/91

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	Object – overdevelopment
West Sussex Wildlife Protection	Land needs checking for wildlife – it has been left for a period of time.
Other	None

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Conservation Officer	Design externally is ~~intruding~~ ^{essentially} the same as approved previously. Additional car parking would have an adverse impact on the character of the Conservation Area.
Environment Agency	No objection in principle.
Southern Water Services	No objections.
County Highways	No highway objections, conditions suggested.
Conservation Area Advisory Committee	On-street parking already difficult. This proposal will add to the problem.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class B Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1, CH4 Arun District Local Plan : GEN7, AREA2

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPG 3 - Housing PPG 15 - Planning and the historic environment

POLICY COMMENTARY

The above policies combine to describe the relevant development control criteria against which the application is to be assessed particularly with regard to visual and residential amenity and the character and appearance of the Conservation Area.
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COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <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>
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ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

The proposal is considered to conflict with relevant Development Plan policies in that it would have a materially adverse effect on the character and appearance of the area.

In this case policy issues for consideration include:

The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that 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 virtually identical in appearance to the single dwelling house previously approved on the site and the impact of the development in terms of its appearance in the street scene, design and position in relation to adjoining properties cannot therefore be considered.

However, the proposal would increase the amount of activity at the site and the demand for car parking. It is considered given the limited area of the site, the proposal would represent an overdevelopment and the lack of car parking would result in additional on-street parking in an area where this is already a problem which would detract from the character and appearance of the Conservation Area. The application is, therefore, recommended for refusal for the reasons given overleaf.


LITTLEHAMPTON

LU/164/06/

New 3 storey detached town house
sub-divided into 3 self contained
dwellings. Amendment to LU/14/01.

Land to R/O 35 South Terrace
Littlehampton

RECOMMENDATION

Refuse

- 1 The site, by virtue of its size, is considered unsuitable to accommodate 3 dwellings and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 2 The site is within an area designated as a Conservation Area under Section 69, 70 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the proposal by reason of inadequate off street parking would conflict with the Local Planning Authority's intention to protect and enhance the visual amenities and environment of such areas, and with policies CH4 of the West Sussex Structure Plan and GEN7, AREA2 of the Arun District Local Plan.