PLANNING APPLICATION REPORT

REF NO: **LU/219/11/**

LOCATION: Land Rear of 27-29B Surrey Street
Littlehampton

PROPOSAL: Erection of 2 No. 3 bedroom houses. (Re-submission following LU/18/11).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is to demolish the existing garages and redevelop the site with 2 no. three storey semi-detached three bed dwellings. The dwellings would have would have a height to the ridge of 10.85m.
SITE AREA	0.247 hectares.
RESIDENTIAL DEVELOPMENT DEN	81 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fence to side of No. 27. Brick/flint wall adjacent to access road approx. 3m high. Wall to rear of Iceland approx. 3m high.
SITE CHARACTERISTICS	Site is accessible from Surrey Street and New Road. No windows in two storey section of building to rear of 27 Surrey Street. No. 27 is 2 storey with Chinese Restaurant at ground floor and residential above. Building to north is flat roofed two storey. To New Road two storey dwelling. Garden to side of access road to rear. Flats above Tropicana three storey high brick elevations. Flat roof. Parking area gravelled to rear of properties in Pier Road.
CHARACTER OF LOCALITY	Site is located within the main retail area of Littlehampton. Characterised by retail at ground floor, mainly residential above.

RELEVANT SITE HISTORY

LU/40/03/	Change of use from shop (A1) to restaurant and takeaway (A3) alterations to shopfront and residential first floor flat.	Approve Cond 16-04-2003
LU/28/06/	Residential development, 'Hersee Mews' comprising of 3 studio apartments.	Withdrawn 24-03-2006

LU/129/06/	Residential development 'Hersee Mews' of 3 studio apartments.	Refused 15-06-2006
LU/18/11/	Erection of 2No. 3 bedroom town houses	Withdrawn 17-03-2011

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Objection - Overdevelopment of site.

Comments on Representations received:

None

CONSULTATIONS

Planning Solicitor
WSCC Local Development Divis.
Environment Agency

Consultations responses received:

County Highways - No objection. No concerns were raised in principle to this application in February of this year; however, a parking capacity survey was advised as the proposed level of parking was below the WSCC parking standards. In addition to the two parking spaces provided it would appear there is sufficient space in the nearby roads if an overspill of parking occurred. The LPA may wish to consider the potential implications to on street parking. A Condition relating to cycle storage is suggested.

Environment Agency - No objection - would normally require that finished floor levels be set a minimum of 300mm above predicted modelled flood depth. Although this freeboard has not been provided no objection would be raised. The proposed development would only be acceptable if the methods detailed in the submitted Flood Risk Assessment are implemented and secured by condition.

If the LPA is not satisfied that, taking into account all relevant considerations that the proposed measures would enable people to avoid flood hazards than Planning Permission should be refused.

Comments on Consultation responses:

Comments noted

Given that the probability of flooding is low, the development has been set with all living accommodation 1.2m above ground level, flood resilient construction techniques are to be incorporated as set out in the Flood Risk Assessment; it is considered that there are no grounds to refuse Planning Permission on this basis.

POLICY CONTEXT

Designation applicable to site:

Within Built-Up Area Boundary
Class A Road
Principal Shopping Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN12	Parking in New Development
	GEN10	Tidal Flooding and Coastal Defence

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS25	Development and Flood Risk

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality, the residential amenities of the adjoining properties, and 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 site lies within the built up area boundary where redevelopment for residential purposes would be acceptable in principle.

The proposal is for the removal of the existing structures on site and their replacement with two 3.5 storey semi detached dwellings.

It is noted that the application site is limited in size, being located to the rear of surrounding buildings, with no adjacent road frontage. It is considered that if permitted, the proposed development would represent a cramped form of development, which would adversely affect both the amenities and environment of the locality. The height of the buildings in relation to the site area would result in a cramped and visually dominant form of development.

The depth of rear gardens would be 6m which would provide limited amenity for three bed family houses and would be overbearing on the residential unit to the west. This property was granted a CLE as a single dwelling house under LU/250/97/CLE and has a yard area to the south of the property which serves as its amenity area. The proposed southerly dwelling would face directly onto this area and would cause direct overlooking of this garden area which is located to the rear of shop units fronting Surrey Street.

The Environment Agency has no objection to this revised application.

The proposal generates a requirement for a commuted sum of £3752 and an affordable housing obligation has been submitted as part of this proposal.

This application is therefore recommended for refusal for the following reason :-

RECOMMENDATION

REFUSE

1 The site by virtue of its location and size is considered unsuitable to accommodate 2 dwellings and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and unneighbourly form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policy GEN7 of the Arun District Local Plan.