PLANNING APPLICATION REPORT

REF NO: **LU/233/11/**

LOCATION: 37 Griffin Crescent
Wick
Littlehampton

PROPOSAL: Removal of existing garages. Proposed Single Dwelling.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal involves the removal of a block of three flat roof single garages, for which planning permission has not been granted, and replacement with a detached 1½-storey 1 bedroom dwelling which will face onto Coomes Way, to the north.
SITE AREA	108 square metres.
RESIDENTIAL DEVELOPMENT DEN	Approximately 93 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site includes part of the rear garden of No. 37 Griffin Crescent. Side boundaries are marked by approximately 1.8 metre high timber close boarded fencing.
SITE CHARACTERISTICS	The site is currently occupied by a block of three flat roof pre-fabricated garages which, as of yet, have not been granted planning permission. The site also includes part of the rear garden of No. 37 Griffin Crescent, a two-storey end of terrace dwelling which has been subdivided into two separate flats.
CHARACTER OF LOCALITY	The proposed dwelling would face onto Coomes Way which is a residential cul-de-sac. The northern side of the road is lined by terraced and semi-detached two-storey dwellings that are set back from the road with open site frontages and lawns helping to create an open and spacious character and appearance. Properties on Griffin Crescent back onto the southern side of the road which is lined by boundary fences and hedging. Some properties have opened up the rear of their site to allow for vehicular access from Coomes Way.

RELEVANT SITE HISTORY

None.

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Strongly object. Overdevelopment and out of keeping. Back garden infill with access from another residential road.

Five letters of objection: Application worded in misleading manner and implies garages were built following approval. There was continuous boundary fencing and a solid tree/hedge line on the southern side of the road, fronted by ornamental shrubs that the Council asked the builder to plant. It will not stop at one house. There will be further problems with parking, access to Crabtree Park, service and emergency vehicles and loss of light and privacy. There are alredy parking and access issues on Coomes Way due to numerous back exits from properties on Griffin Crescent. House would be out of keeping. Griffin Crescent should stay Griffin Crescent and not encroach into Coomes Way.

Comments on Representations received:

Although the garages are currently unlawful, they are an existing feature and it is considered the description is accurate. Other matters raised will be expanded upon within the conclusions of this report.

CONSULTATIONS

Southern Water Planning

WSCC Local Development Divis.

Consultations responses received:

SOUTHERN WATER: In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission asking for details of measures to be taken to protect public sewers, prior to development commencing. The application makes reference to drainage using Sustainable Urban Drainage Systems (SUDS). SUDS systems usually have a significant land take and it is not clear how the SUDS facilities can be installed within the proposed layout. We advise that the applicant/developer give consideration to ensure that the proposed means of surface water disposal can be accommodated within the proposed layout. Details regarding the timetable of implementation of the SUDS scheme and a management and maintenance plan for it for the lifetime of the development should be submitted to the Local Planning Authority.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area
Public sewer on site

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

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.

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 involves a cramped form of development in a position where it will also appear incongruous with the pattern of development on the street and it is therefore out of keeping with the spatial and visual characteristics 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

Whilst the proposed dwelling would be located within the built-up area where the principle of development is acceptable, it would be sited on existing garden land which has now been reclassified in Annexe B of PPS 3 (June 2010) and is no longer classified as brownfield / previously developed land. The core aim of PPS 3 is to achieve development that is better integrated with its surroundings and does not produce excessive density.

The size of the plot of the proposed dwelling is entirely incomparable with those of surrounding dwellings, which benefit from a greater amount of amenity space. The proposal is therefore considered to be an example of a cramped form of development when seen in context with surrounding development, and is of a density that is wholly out of keeping with the spatial characteristics of the surrounding area.

The dwelling would also be out of keeping with the visual characteristics of the surrounding area, with its 1½ storey detached design failing to integrate or respond to the established characteristic of two-storey semi-detached and terraced dwellings that defines the surrounding area. The proposed dwelling would also disrupt the appearance of the southern side of Coomes Way which is lined by hedging and fences, with occasional openings for access, and does not have any buildings located within close proximity to the street, as the proposed dwelling would be. As such, it is considered that the proposed dwelling would appear as an incongruous and disruptive feature that would be severely detrimental towards the character and appearance of the surrounding area.

Further, the applicant has failed to provide a financial contribution towards affordable housing. This is a requirement for all applications which result in a net growth of dwellings and is set out in the Council's Interim Affordable Housing Policy.

It is therefore recommended that the application is refused for the following reasons.

RECOMMENDATION

REFUSE

1 The proposal by reason of the subdivision of the existing garden land and resultant uncharacteristically small and cramped plot would result in a form of overdevelopment which would be contrary to the aims and objectives of PPS 3 (June 2010) and associated ministerial statements which seek to protect garden land development where it would be out of character with the area.

2 The proposal by means of its siting, with its frontage facing directly onto the southern side of Coomes Way, would be out of keeping with the pattern of development on Coomes Way, where dwellings are concentrated on the northern side of the road, and would therefore form an incongruous feature that would disrupt the visual and spatial characteristics of the road in conflict with Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development', Planning Policy Statement 3 (PPS3) 'Housing' and policy GEN7 of the Arun District Local Plan.

3 The proposed development fails to make an adequate contribution towards affordable housing provision and is thereby contrary to the aims and objectives of PPS 3 and the Council's interim affordable housing policy adopted on 18 August 2010.