PLANNING APPLICATION REPORT

REF NO: LU/246/08/

LOCATION: Land Rear of Oakridge
Toddington Lane
Toddington Littlehampton

PROPOSAL: Residential development at rear of Oakridge - re-submission following LU/443/07/

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for a pair of semi-detached dwellings in the rear garden of Oakridge. The dwellings would have 3 bedrooms and attached single garages and porches.
SITE AREA	608 square metres
RESIDENTIAL DEVELOPMENT DENSITY(NET)	25 dwellings per hectare
TOPOGRAPHY	Predominantly flat. Site slopes upwards steeply from south to north.
TREES	None of any significance affected by the proposed development. Willow tree in neighbour's garden not of any significant public amenity value.
BOUNDARY TREATMENT	1m brick walling with fencing above to site frontage. Fencing to front east and west sides. The rear of the site is bordered by a mixture of fencing and hedging.
SITE CHARACTERISTICS	The application site is in the rear garden area of Oakridge. Oakridge is a two storey detached property. The dwelling consists of brown brick walls, with sections of timber framework and white rendered walls. Brown tiled gable roof, with protruding pitched roof element to front east side. Attached garage to east side.
CHARACTER OF LOCALITY	Semi-rural character. The application site is within the Built-up Area Boundary, although the countryside abuts the site to the north side. Railway line to the north side. Residential properties within the surrounding area are varied in character, consisting of one-and-a-half and two storey detached, semi-detached and terraced properties. Varied styles and use of materials.

RELEVANT SITE HISTORY

LU/279/03/	Extension to existing dwelling, alterations and associated works.	Approve Cond 08-10-2003
LU/443/07/	Residential development of 2 no. dwellings at rear of Oakridge	Refused 19-03-2008
LU/54/03/	Reconstruction of front boundary retaining wall and associated works.	Approve Cond 04-04-2003

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Objection re access.

One letter of objection - To add another access by this corner is madness. This is an accident waiting to happen.

West Sussex Wildlife Protection - land needs checking for wildlife - we are happy to do so.

Comments on Representations received:

None

CONSULTATIONS

Head of Highways and Transport

Consultations responses received:

County Highways -
No objections, subject to suggested conditions/informative.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Toddington Lane. The most recently available verified accidents in the vicinity of the exisitng point of access. Suggests a low risk of highway safety issues.

County Archaeologist -
Evidence of prehistoric and roman settlement have been demonstrated near to the site so an archaeological condition is suggested.

Comments on Consultation responses:

Comments noted. Conditions and informative requested have been included with recommendations.

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:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN12	Parking in New Development
	GEN32	Noise Pollution

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG24	Planning and Noise

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 comply with relevant Development Plan policies in that the addition of 2 No. dwellings would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have 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 proposal is for the addition of a pair of semi-detached dwellings to be positioned within the rear garden area of Oakridge. The dwellings would be two storeys in height. The application is a resubmission of a previously refused application for 2 no. semi-detached 2 1/2 storey dwellings on the site which had dormers in the rear roof slope.

The surrounding area is semi-rural in character, with the application site being located within the Built-up Area Boundary, although the countryside abuts the site to the north side. In line with Policy GEN2 of the Arun District Local Plan, the principle of new development is therefore

considered acceptable, subject to the development complying with other development criteria.

The application site is bordered by the railway line to the north side; a row of two storey terraced properties to the east side and a neighbouring back garden to the west side. The most affected neighbouring properties are therefore the two storey properties to the east, which are located 11.5m away from the closest side elevation of the proposed dwellings. It is therefore considered that the proposed dwellings would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, lost of privacy or loss of light.

The surrounding area is of mixed character, consisting of one-and-a-half and two storeys detached, semi-detached and terraced properties. Plot sizes within the surrounding area vary greatly between 0.02 and 0.1 hectares approximately. It is therefore considered that the application site, which measures 0.08 hectares (which would result in 2 plots measuring 0.04 hectares each), is of a size that could comfortably accommodation 2 No. dwellings of the size proposed. In addition, it is noted that due to the application site being larger than many sites that surround, as well as having a wider existing site access, there is little opportunity for this development to be replicated within the surrounding area and it is therefore considered that a precedent would not be set by the proposed development.

It is concluded that the site is of a size that could adequately accommodate 2 No. dwellings of the size proposed that would, due to the location away from the street scene, not appear obtrusive and nor would they conflict with the established character of the residential area which is very mixed. In addition, the development is in accordance with Government advice in PPS3, in that it makes efficient use of land.

The proposal is considered to adequately address the previous reason for refusal (for 2 1/2 storey dwellings LU/443/07) in that the visual prominence of the proposal has been reduced. The dwellings are now 2 storeys with no accommodation in the roof and the roof has been hipped, to reduce its bulk, and reduced in height by 1.2m from 9.5m to 8.3m. The dwellings would no longer appear visually obtrusive or be detrimental to the character and appearance of the locality.

It is therefore recommended that planning permission should be granted subject to the conditions set out below.

Owing to the statutory publicity period not expiring until 17th October 2008, it is recommended the decision be delegated to the Head of Planning Services in consultation with the Chairman of the Committee.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed dwellings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building dwellings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The first floor bathroom windows to the east and west elevations shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 No first floor windows (other than those shown on the plans hereby approved) shall be constructed in the east or west elevations of the dwellings and no windows shall be constructed in the roof of the dwellings hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

5 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

6 The garages outlined on the approved plans shall be used as a private domestic garages in connection with the dwellings hereby approved only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

7 The dwelling hereby approved shall not not be occupied until the vehicle parking spaces, turning facilities and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

8 No development shall take place unless the vehicular access serving the proposed dwelling has been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To secure satisfactory standards of access for the proposed development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

9 No development shall be carried out unless and until a noise assessment report with regard to the railway and the proposed development has been submitted to and approved by the Local Planning Authority and the development shall be undertaken in accordance with the approved noise assessment details.

Reason: To safeguard the amenities of the occupiers of the dwellings in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN32 of the Arun District Local Plan.

10 A period of time shall be agreed in writing with the Local Planning Authority for the carrying out of a detailed archaeological survey of the existing structure before it is altered or demolished.

Reason: The structure is potentially of archaeological importance and must be recorded before alteration or destruction in accordance with policies CH7 of the West Sussex Structure Plan and AREA 17 of the Arun District Local Plan.

11 INFORMATIVE: No works shall be carried out on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

12 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, CH1, DEV1, NE17.

LOCAL PLAN: GEN2, GEN7, GEN12, GEN32.

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPG24.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

13 INFORMATIVE:

The dwellings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

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