REPORT UPDATE

Application No: LU/300/11/

Reason for the Update / Changes

Reason for Update/Changes:

Additional informative attached to recommendation to make the applicant aware of the requirement to make a contribution towards affordable housing in the event of an application to change the use of the building to a permanent residential dwelling.

Note: The change to recommendation on the amended replacement recommendation sheet attached.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

LU/300/11/

PLANNING APPLICATION REPORT

REF NO: **LU/300/11/**

LOCATION: Land north of Hunters Lodge
Lyminster Road
Littlehampton

PROPOSAL: Amendment to approval LU/207/11/ - Erection of 1 no. holiday home to include new crossover (this a application is a Departure from the Development Plan)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed new opening would be approximately 2.4 metres in width.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	The site is currently enclosed by 2 metre high timber fencing.
SITE CHARACTERISTICS	The site has been partitioned from the garden of 'Hunters Lodge' and has recently been cleared in preparation for the erection of a holiday home approved under planning application LU/207/11.

CHARACTER OF LOCALITY	The site is located outside of the built-up area alongside a Class A Road which links the A259 and A27. There is dropped kerb access to the south at Hunters Lodge as well as to the north where it serves the parking area for The Six Bells Public House. There is pavement and grass verging positioned between properties and the road helping improve visibility and create a more open appearance.

RELEVANT SITE HISTORY

LU/207/11/	Erection of 1no. holiday home (resubmission of LU/54/11)	Approve Cond 22-09-2011

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Objection: Further access onto the busy road.

Comments on Representations received:

Noted. County Highways have been consulted and are satisfied that the access can be used without compromising highway safety.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

FIRST RESPONSE:

We observed on-site that visibility is acceptable in both directions. The stated distances for Manual for Streets of 43 metres can be achieved. I would however require the applicant to set back the hardstanding area further into the site, which will achieve a more acceptable turn on site facility. This should be shown on a further plan.

SECOND RESPONSE (FOLLOWING SUBMISSION OF REVISED PLAN):

Revised plan acceptable. Would suggest a condition covering turning and ensuring the driveway is made from a bound material.

Comments on Consultation responses:

Noted. The applicant supplied amended drawing showing an appropriate increase in hardstanding. This was put before County Highways who confirmed the revision addresses concerns raised. Relevant conditions will be attached to the recommendation.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area
Class A Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV34	Tourist Accommodation and Attractions

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

SUPPLEMENTARY POLICY GUIDANCE

XXX3	Good Planning Practice Guide on Tourism

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 and highway safety.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties and would not have an adverse impact upon the established character of the surrounding area, nor would it present a danger to traffic and pedestrians.

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

PRINCIPLE:

The site is located outside of the built-up area where development is strictly controlled and only allowed if it meets rural needs or offers material benefits that would justify making an exception to rural planning policies. In addition, Arun District Local Plan Policy GEN7 specifically states that development should only be approved if it allows for the safe movement of pedestrians and vehicles, giving priority to pedestrians.

PERMISSION FOR HOLIDAY HOME:

Planning permission has been granted for a holiday home at the site, under LU/207/11. The current application has not made any alterations to the building or the siting as approved, with the only change being the additional access point being created.

RURAL LOCATION:

The provision of the dropped kerb will enable improved access to the approved holiday home that has been given planning approval to be developed at the site. Therefore, it will serve a purpose in supporting rural tourism and the diversification of the rural economy.

VISUAL IMPACT:

The proposed dropped kerb and provision of hard surfaced access is not considered to be of a scale that would result in the overall rural character and appearance of the surrounding area being altered. The access will be positioned close to existing and proposed buildings and development and will not appear as an isolated and incongruous form of rural development.

HIGHWAY SAFETY:

The proposal will allow for access to and from a Class A Road and potential impact upon highway safety is an important consideration. County Highways are satisfied that safe access/egress can be achieved and that there is sufficient room to turn on site. A condition will be attached requiring the turning area to be used for that purpose in order to ensure this important feature is retained.

SUMMARY:

It has been demonstrated that the rural location of the development is justified and that its visual impact upon the rural surroundings will be minimal.

It is therefore recommended that the application is approved, subject to the following conditions as well as the approval of West Sussex County Highways on highway safety grounds.

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 The development hereby approved shall be carried out in accordance with the following approved plans:-

DWG001;
DWG003;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 The tourist accommodation hereby approved shall be used for individual lets for up to and no more than 28 consecutive nights and shall at no time be occupied, let or sold as a separate unit of residential accommodation.

Reason: To preserve the availability of the accommodation as a holiday let in accordance with policy DEV34 of the Arun District Local Plan and to prevent the establishment of permanent dwellings in the open countryside in accordance with policies GEN3 and GEN7 of the Arun District Local Plan.

4 The areas provided for the parking and turning of vehicles shall not thereafter be used for any purpose without the prior permission of the Local Planning Authority.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

5 The vehicular access hereby approved shall be constructed using a bound material.

Reason: In the interests of road safety and to accord with policy GEN7 of the Arun District Local Plan.

6 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN3, GEN7, DEV34

NATIONAL POLICIES: PPS1, PPS7

GOOD PRACTICE GUIDE ON PLANNING FOR TOURISM

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

7 INFORMATIVE: The access shall not be carried used 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 West Sussex County Council. 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.

8 INFORMATIVE: In the event of a future application for permanent residential status, a Section 106 application will need to be entered into to secure the provision of a contribution towards affordable housing as per the requirements of the Council's Interim Affordable Housing Policy.