

PLANNING APPLICATION REPORT

REF NO: LU/304/09/

LOCATION: New Cottage
Toddington Lane
Wick Littlehampton

PROPOSAL: Demolition of existing dwelling and garage and redevelopment to provide 4no. 3 bedroom houses and 2no. 4 bedroom houses with new access off Toddington Lane.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for demolition of the existing two storey property 'New Cottage' and redevelopment with 4 semi-detached 3 bedroom houses, 3 storey in height adjacent to Toddington Lane road frontage and 2 detached 4 bedroomed houses to the rear (east) of the site, also 3 storeys in height.
SITE AREA	.15 hectares.
RESIDENTIAL DEVELOPMENT DEN	40 dwellings per hectare.
TOPOGRAPHY	Land rises from Toddington Lane.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Hedges to side and rear.
SITE CHARACTERISTICS	New cottage is two storey detached house. Timber clad elevations.
CHARACTER OF LOCALITY	Predominantly residential characterised by a mix of dwelling type and form and age.

RELEVANT SITE HISTORY

LU/2/04/	Demolition of sub-standard house & erection of 2No. new houses & conversion of barn into bungalow	Refused 10-02-2004
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REPRESENTATIONS

Representations received:
Littlehampton Town Council
No objection.

5 letters of objection:

Increase in dwelling number and restricted visibility would cause additional highway problems and properties would be higher than Jasmine Cottage and the dormers would add to the impression of height. They would not be in keeping with neighbouring properties. Roads are already inadequate for traffic, problems would be exacerbated. The new access point is dangerous. Would be an overdevelopment of the site. Already enough development in this locality with traffic and light pollution. Would like environment to stay as it is. A wood and habitat has already been lost - 'enough is enough'. Out of character. Out of scale. Clay tiles should be used. Negative impact on the flint Jasmine and Virginia Cottages affecting south facing aspect, sound and noise pollution. These historic cottages would be blighted by the proposed development.

Buildings are far too high, the land is already elevated above Toddington Lane and will be seen by existing Toddington Lane residents. Slate roofs are out of keeping. Demolition of flint garage is important part of the remaining rural nature of the lane. Lane already gets flooded and would be worsened by the development. Nature of area would be changed. Chose to live in a rural Toddington in 1981.

One letter of support:

Buildings are in keeping. Service road would cause no problems to adjoining property.

Comments on Representations received:

Concerns regarding height of buildings and that they are out of keeping are agreed.

CONSULTATIONS

WSSC Local Development Divis.
Engineering Services Manager
Engineers (structural)

Consultations responses received:

Engineers:

There are no public surface water sewers available in the vicinity. If soakaways are proposed this should be conditioned.

County Archaeologist:

No objection. A principle condition suggested.

County Highways - No objections were raised to LU/2/04 with regards to the existing access. Subsequent pre-application advice was provided on 11/08/2009 and explained that the principle of a new access serving additionally dwellings onto Toddington Lane was acceptable.

The proposal is for the demolition of the existing dwelling and garage and redevelopment to provide 4 no. 3 bed houses and 2 no. 4 bed houses with access onto Toddington Lane via a new access point. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the new point of access.

However, from the information available, it appears that the sightline to the south falls over land that is neither under the control of the applicant or the Highway Authority, i.e. it falls under the control of a third party. Until such times as the applicant can demonstrate that a sightline of 2.4m x 33m with no obstruction above a height of 900mm above carriageway level can be provided and fully controlled, then the application should be resisted.

Structural Engineer - no comment.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within built-up area boundary.

DEVELOPMENT PLAN POLICIES

South East Plan:

Arun District Local Plan:	GEN7 GEN12	The Form of New Development Parking in New Development
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PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

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 and an adverse impact upon the established character of the surrounding area and highway safety.

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 where redevelopment is acceptable in principle. This section of Toddington Lane abuts the new residential development Elysian Fields to the south and east. The proposal is to demolish the existing detached two storey dwelling and replace it with a total of 6 units which would be 3 storeys in height. To the north of the site Jasmine and Virginia Cottage are located. These are two storey traditional design detached dwellings on the local list and are of architectural interest. Toddington Lane has a rural character in this location partly defined by the dwellings along its frontage which generally occupy large sites and are mainly detached. The properties immediately adjoining the site are 2 storey, but to the corner with Holmes Lane the height increases to 3 storey. The proposal is for 3 storey development. It is considered that the height of the proposed dwellings, which is accentuated by their limited width, would be out of keeping in the street scene and would result in a prominent and obtrusive form of development

which would detract from the rural character and domestic scale of development in the locality. The height of the buildings would also be accentuated by the level of the land which is elevated to the east. The agents have compared the existing dwelling with the height of those proposed but this property is set back from the site frontage and is end on to Toddington Lane frontage which reduces its bulk when viewed from Toddington Lane. The 3 storey development to the south is on a road junction where its height provides a corner feature which is acceptable. The introduction of a third floor as proposed would be inappropriate and not directly comparable with this recent development.

The development would appear cramped in relation to the older buildings in Toddington Lane with limited space provided around the dwellings and between the plots. The detached properties to the rear would at their closest point be only 4.6m from the rear boundary which abuts the residential curtilage of Normandie. The proposal would therefore be overbearing on the residential amenities of this property. The properties on the site frontage would reflect the density of the new development to the south and would be out of keeping with the density to the north. It is suggested that redevelopment of the site should better reflect the existing density of development and act as a more spacious transition between the older and more recent development in the locality.

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

RECOMMENDATION

REFUSE

- 1 The development of the site with 6 units of accommodation by virtue of the height, layout and scale, is considered to adversely affect the visual and residential amenities of the locality. The proposal would 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.
- 2 The proposal does not make provision for adequate visibility at the junction of the access with the public highway in conflict with policy GEN7 of the Arun District Local Plan.