

LU/355/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Variation of Condition 1 to allow for Approval of Reserved Matters following the grant of outline permission LU/221/03 to amend the layout and revise house types for plots 187 to 192 – previously approved under LU/149/04, incorporating two additional residential units with associated parking and garaging. Former HRI Site, Worthing Road, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.12 hectares approximately (not including roadway).
RESIDENTIAL DEVELOPMENT DENSITY (NET)	50 dwellings per hectare approximately.
TOPOGRAPHY	Predominantly flat.
TREES	There are a number of trees on and around the main site; the majority line the front boundary with the Worthing Road and along the western boundary.
BOUNDARY TREATMENT	Largely 2m high wire construction site fencing.
SITE CHARACTERISTICS	Main site under construction.
CHARACTER OF LOCALITY	The area is predominantly residential. Recently developed Hargreaves housing estate 'The Poplars' is sited to the west of the site, the A259 runs along the north of the site, Brookfield Park is to the east and the Worthing Road is to the south with residential development beyond.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/187/98	Outline application for redevelopment of site for Use Classes B1, B2 and B8 together with detail approval of the road access. Revised site boundary to incorporate highway works, bus shelter cycleway and footpath links.	Approved conditionally 28-04-2000
LU/261/00	Outline application for residential development comprising a mix of dwelling sizes and types at an approximate density of 30+ dwellings per hectare (at least 100 units).	Refused 03-04-2001
LU/310/02	Outline application for residential development comprising a mix of	Refused 03-02-2003

LU/355/07**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
	dwelling sizes and types at an approximate density of 30+ dwellings.	Allowed on appeal subject to s106 agreement 05-04-2004
LU/221/03	Outline application for residential development of approximately 112 units comprising a mix of house sizes and types including 30% affordable and public open space.	Approved conditionally and subject to s106 agreement. 04-02-2004
LU/149/04	Residential development of 120 units comprising of a mix of house types and sizes, including 30% affordable and public open space.	Approved conditionally and subject to s106 agreement. 25-11-2004
LU/193/05	Revised house types to plots 26, 31, 38 & 43 with minor amendment to adjacent plots and site layout.	Approved conditionally 04-08-2005
LU/41/06	Approval of reserved matters following the grant of outline permission LU/221/03 for 21 No 2, 3 and 4 bedroom houses. Plots 1 – 3, 5 – 13, 15 – 20 and 36 – 38. (Revisions to LU/149/04 part site).	Approved conditionally 19-05-2006
LU/171/06	Approval of Reserved Matters following the grant of outline permission LU/221/03 for 37 No 2, 3 and 4 bedroom houses. Plots 121 – 136, 140 – 150 and 152 - 161. (Revisions to LU/149/04).	Approved conditionally 21-08-2006
LU/145/07	Approval of Reserved Matters following the grant of outline permission LU/221/03 for 8 No 2, 3 and 4 bedroom terraced houses revised plot No. 151 - 158. (Proposed revisions to LU/149/04 & LU/171/06).	Approved conditionally 14-06-2007
LU/174/07	Variation of Condition 1 to allow for Approval of Reserved Matters following the grant of outline planning permission LU/221/03 for 12 No. 2, 3 and 4 bedroom terraced houses, revised plot No's 164 – 175 and three additional residential units (proposed amendments and revised house types to LU/149/04	Approved Conditionally 23-07-2007

LU/355/07**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
	and LU/171/06).	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection – adequate parking is available for the new units.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class A Road Class B Road Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1, DEV2, DEV3, DEV4, NE1, NE3, NE11, CH1, CH11, ERA1, ERA2. Arun District Local Plan : GEN1, GEN2, GEN7, GEN8, GEN10, GEN32
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PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPS3	- Housing
PPG13	- Transport
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.
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COMMENT ON CONSULTATION RESPONSES

Noted

LU/355/07**COMMENT ON REPRESENTATIONS RECEIVED**

None

ASSESSMENT OF PROPOSAL**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 either the visual amenities of the locality or residential amenities of 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 site is situated to the south of the A259 it is currently vacant and has been cleared and levelled, development has begun further south on the site. The surrounding area is predominantly residential and the adjacent site to the west, approved under LU/439/03 is complete and consists of similar housing styles and layout to those approved under LU/149/04 and LU/221/03.

The proposal seeks planning permission for amendments to the house types and layout approved under LU/149/04, including two additional residential units. The house types are 2 bedroom properties; two semi detached and a square of four terraced properties.

This portion of the site as approved under LU/149/04 consisted of a row of three 3 bedroom and one 4 bedroom terraced properties. The current proposal seeks to include four 2 bed properties in a square formation each with a ground and first floor, and one pair of 2 bedroom semi detached properties.

The proposed layout and design choices for the buildings are very similar to those approved under throughout the main site and are considered to be acceptable; they are in keeping with the surrounding area and the recently developed site to the west.

Although the scheme includes an overall increase in the number of residential units, it is not considered that it will have a detrimental impact on the character or appearance of the estate.

It should be noted that a legal agreement LU/149/04 secured a set number, location and type of affordable housing units. It was a variation of the agreement on the outline plans permission on LU/221/03 and required principally due to change in types and location of the affordable housing. Any subsequent revisions to these planning permissions involving increase in units would not require new legal agreement involving affordable housing if they

LU/355/07**CONCLUSIONS**

complied with the terms of the permissions. In this case, the application complies with the terms of the earlier permission referred to and there was no provision within the legal agreements to ask for more affordable housing provision.

It is therefore considered that this application should be approved, subject to the conditions set out overleaf.

