LU/389/07

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Proposed semi detached midhurst house type now including attached garage, house previously approved under LU/171/06. Plot 163 The Poplars, Former HRI Site, Worthing Road, Littlehampton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed amendment to previously approved house to include an attached garage measuring approximately; 2.8m in width, 5.8m in depth and 4.2m in height.
SITE AREA	198 square metres 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. None are proposed to be affected by this application.
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 dwelling sizes and types at an approximate density of 30+ dwellings.	Refused 03-02-2003 Allowed on appeal subject to s106 agreement

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
		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. Plots1 – 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 and LU/171/06).	Approved Conditionally 23-07-2007

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/203/07	Proposed minor amendments and revised house types ref: plots 176 to 186 – previously approved under LU/149/04 and one additional residential unit.	Approved conditionally 09-08-2007

REPRESENTATIONS RECEIVED

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

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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, ERA1, ERA2.
Arun District Local Plan : GEN2, GEN7, GEN8, GEN10, GEN32

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.

COMMENT ON CONSULTATION RESPONSES

None

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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. Further, due to the minor scale of the encroachment of the development into the area of open space to the west is not considered likely to cause significant harm to the character or integrity of the greenspace or 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 within a predominantly residential area. There is a recently developed Hargreaves housing estate 'The Poplars' 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.

The proposal seeks planning permission to provide an attached garage adjacent to a three bedroom attached property previously approved LU/171/06. The proposal also includes extending into the area of open space to the west of the main site in order to make space for the garage.

The proposed design and scale of the proposal is very similar to that of the surrounding development which is under construction. It will not give rise to adverse overshadowing or overbearing affect to any neighbouring dwelling or appear adversely intrusive within the street scene.

The proposed encroachment into the area of open space to the west of the site is regrettable, however due to the minor scale of the encroachment it is not considered that it will cause significant harm to the character or integrity of the greenspace or surrounding area.

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

RECOMMENDATION LU/389/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: LU/389/07/

1 **To Addressee**

2 **Site Address**

Plot 163 The Poplars
Former HRI Site
Worthing Road
Littlehampton

3 **Description of Development**

Proposed semi detached midhurst house type now including attached garage, house previously approved under LU/171/06/

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

CONDITION 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).

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

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.

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. Further, due to the minor scale of the encroachment of the development into the area of open space to the west is not considered likely to cause significant harm to the character or integrity of the greenspace or surrounding area. There are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, DEV2, DEV3, DEV4, NE1, NE3, NE11, CH1, ERA1, ERA2.

LOCAL PLAN: GEN2, GEN7, GEN8, GEN10, GEN32

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPS25

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

INFORMATIVE: It is noted that the window opening position at first floor level to the west elevation does not accord to the floor plans submitted. An amended floor or elevation plan should be submitted as appropriate.

Case Officer: Miss K Brocklebank