PLANNING APPLICATION REPORT

REF NO: **LU/38/09/**

LOCATION: 53 Norfolk Road
Littlehampton

PROPOSAL: New chalet dwelling - amendments to approved plan LU/168/04 & new vehicular/pedestrian access from Norfolk Gardens.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for a 3 bedroom chalet style dwelling with integral garage. The application is a resubmission of an earlier approval for a chalet style building which had 2 bedrooms and a storage area at first floor and a carport at ground floor. There have been some design changes involving alterations to window positions and number and the provision of a porch. The size and position of the dwelling is largely as previously approved.
SITE AREA	228.25 square metres.
RESIDENTIAL DEVELOPMENT DEN	44 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	1.8m high close boarded fence to rear wall partly demolished to parking area to side. Other side boundary plants overgrown/hedging. Walls to side demolished.
SITE CHARACTERISTICS	Dwelling is nearing completion. 2 Velux in rear roof slope. Chalet style dwelling detached. Adjacent area to south to a garage compound. Brick elevations. Bold rolled tile roof. PVCu windows and doors. No porch at present.
CHARACTER OF LOCALITY	Predominantly residential. 2 storey properties in Norfolk Gardens. 3 storey and 2 storey facing Norfolk Road. 3 storey flat development on other side of footpath.

RELEVANT SITE HISTORY

LU/176/03/	Erection of two one bedroom single storey dwellings	Refused 08-08-2003

LU/168/04/	New chalet bungalow (Resubmission of LU/176/03)	Refused 15-06-2004 **Appeal:** **Allowed+Conditions** **21 03 2005**

REPRESENTATIONS

Representations received:

Littlehampton Parish Council

No objection.

2 letters of objection : Proposal is ambiguous. Should be clear access is from Norfolk Gardens. This is a dangerous position for an access close to a road bend. It is understood original application had access from Norfolk Road which would be more appropriate.

Concern site is used for storage of builders materials. Trees and hedges have been removed from the site.

Comments on Representations received:

Access onto Norfolk Gardens was approved in the earlier application for a chalet style dwelling. The dwelling replaced garages that faced onto Norfolk Gardens so vehicular access was established in this area before the previous application was submitted. County Highways have no objection in principle. Any trees on the site were not protected and could be felled without consent. None were considered worthy of protection when the previous application was determined.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways : No objection providing there is adequate space to park vehicles to ensure they do not overhang the public highway. Number of parking spaces is in accordance with maximum parking standards. Applicant has not provided details of parking space dimensions which should be 2.4m x 4.8m. Applicant should provide a scaled plan accurately showing the depth of front garden, width of proposed access and location of parking spaces.

Comments on Consultation responses:

Applicant's agent has denoted an area in front of the garage measuring 7m x 4m, on the block plan. This demonstrates adequate space would be available to park a vehicle in front of the garage without overhanging the highway. Therefore further confirmation in this respect would be unnecessary.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary
Area of Special Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development

	CH1	Character
	DEV12	
Arun District Local Plan:	GEN7	The Form of New Development
	AREA1	Areas of Special Character

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG3	Housing

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 it 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 provision of a chalet style dwelling on this plot has previously been agreed. It is therefore only the alterations to the previously approved dwelling that can be considered. Although the first floor rear portion of the building had roof lights they served a storage area, which could have been used as a bedroom. No condition was imposed to ensure these windows were obscure glazed. A condition to this effect would not be appropriate now. No additional windows are proposed in the rear elevation at first floor. One additional window is proposed in the east elevation overlooking Norfolk Gardens road and therefore no adverse loss of privacy would result.

The proposed dwelling has not significantly increased in size or bulk and its presence would not be increased in the street scene. The effect on the visual amenities and character of the area which is an Area of Special Character would be unaltered.

The application is therefore recommended for approval subject to the conditions set out below.

RECOMMENDATION

APPROVE CONDITIONALLY

1 No windows (other than those shown on the plans hereby approved) shall be constructed in the roof or at first floor level 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, DEV19 of the Arun District Local Plan.

2 Within 3 months of the date of this permission details of screen walls and/or fences shall be submitted to and approved by the Local Planning Authority and the dwelling shall not 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.

3 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: DEV1,CH1,DEV12

LOCAL PLAN: GEN7,AREA1

NATIONAL POLICIES: PPS1,PPS3

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