

APPLICATION REF: LU/408/06/

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Proposed erection of 1 no. two bed bungalow. Land adjacent to 22 Windward Close, Littlehampton.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.0188 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	53 dwellings per hectare approximately.
TOPOGRAPHY	Predominately flat.
TREES	None of any significance to be affected.
BOUNDARY TREATMENT	None to frontage and sides. 1m high fencing to rear southerly side.
SITE CHARACTERISTICS	Grassed area of land.
CHARACTER OF LOCALITY	Residential cul-de-sac. The surrounding area is predominately characterised by semi-detached bungalows and two storey dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/100/06/	Outline application for 1 No. residential dormer bungalow.	Refused 26-05-2006.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	~~Amended~~ <i>Objection - overdevelopment of the site -</i>
West Sussex Wildlife Protection	Land needs checking for wildlife.
~~Two~~ 3 Letters of Objection	Design presents a solid structure of significant height within 6.5m of living accommodation; Boundary treatment will be intrusive; Loss of light; Design and material of roof out of keeping and unattractive; Out of character with surroundings; Extra expense in maintaining fence; Lead to devaluation of property prices; Noise, dirt and disruption will be intolerable and unfair.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
Open Plan Condition

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1, NE2.
Arun District Local Plan: GEN2, GEN7.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS3 - 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.

COMMENT ON CONSULTATION RESPONSES

None.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. It is considered that the style and design of the proposed dwelling, as well as the proposed use of materials would be out of keeping with the character of the surrounding residential area.

It is considered that the proposed dwelling, by reason of its design would not detrimentally affect the residential amenities of any neighbouring property by way of loss of light.

Loss of property values and disruption cause by building works are not material planning considerations and are outside planning control. Expense over maintenance work is also a private matter. A wildlife survey is not considered applicable in this case.

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 conflict with relevant Development Plan policies in that the dwelling would represent a cramped form of development, which would 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

This proposal is for the erection of 1 no. two bed bungalow, with integral garage to be positioned to the north west side of No. 22 Windward Close. The proposed dwelling would have a maximum length of approximately 20m and would be located hard up against the site boundaries. A small garden area would be proposed to the north east side of the site, together with a utility garden to the south east side.

A previous outline application for 1 No. residential dormer bungalow to the north west side of No. 22 Windward Close (ref: LU/100/06) was refused on 26th May 2006, under delegated powers. It was considered that the site by virtue of its size and shape, was unsuitable to accommodate a dwelling and private amenity space satisfactory without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped and unneighbourly form of development which would be detrimental to the character and amenities of the surrounding residential area.

Although the current application is now a full planning application, rather than an outline application, the site circumstances remain the same and therefore it is considered that the previous refusal reason still applies. The application site is currently a grassed area of land positioned to the rear of the vehicular turning area, providing an open and spacious feel to the surrounding area. The site is irregular in shape, being triangular in appearance, compared with the surrounding sites which are more rectangular and regular in appearance. It is therefore considered that the site, by reason of its size and shape would be unsuitable to accommodate a dwelling of the size proposed without damaging the character of the surrounding area and representing a cramped form of development.

In an attempt to overcome the limitations of the site, the proposed dwelling has been designed hard up against the side boundaries of the site, with a limited amount of amenity space, when compared with neighbouring sites. Further, the dwelling is of a modern design, which would appear out of character with neighbouring dwellings which are predominately one and two storey semi-detached dwellings.

Whilst it is noted that this proposal would result in an increase in housing density in this area, as supported by PPS3, it is felt that the above detrimental affects outweigh the needs as outlined in this guidance.

It is therefore recommended that planning permission should be refused for the reason set out overleaf.

LITTLEHAMPTON

LU/408/06/

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bungalow.

Land adjacent to 22 Windward Close
Littlehampton

RECOMMENDATION

Refuse

- 1 The site by virtue of its size and shape, is considered unsuitable to accommodate a dwelling and private amenity space satisfactorily without damaging the character of this established residential area. The proposal would therefore result in an unduly cramped form of development which would be detrimental to the character and amenities of the surrounding residential area, contrary to policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

