

Ref: LU/443/07/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	- Residential development of 2 no. dwellings at rear of Oakridge. Land rear of Oakridge, Toddington Lane, Littlehampton.
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.08 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	25 dwellings per hectare approximately.
TOPOGRAPHY	Site slopes upwards steeply from south to north.
TREES	None of any significance to be affected by the proposed development.
BOUNDARY TREATMENT	1m brick walling with fencing above to site frontage. Fencing to front east and west sides. The rear of the site is bordered by a mixture of fencing and hedging.
SITE CHARACTERISTICS	The application site is the rear garden area of Oakridge. Oakridge is a two storey detached property. The dwelling consists of brown brick walls, with sections of timber framework and white rendered walls. Brown tiled gable roof, with protruding pitched roof element to front east side. Attached garage to east side.
CHARACTER OF LOCALITY	Semi-rural character. The application site is within the Built up Area Boundary, although the countryside abuts the site to the north side. Railway line to the north side. Residential properties within the surrounding area are varied in character, consisting of one-and-a-half and two storey detached, semi-detached and terraced properties. Varied styles and use of materials.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
LU/54/03/	Reconstruction of front boundary retaining wall and associated works.	Approved Conditionally 04-04-2003.
LU/279/03/	Extension to existing dwelling, alterations and associated works.	Approved Conditionally 08-10-2003.



Ref: LU/443/07/

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Littlehampton Town Council	Concerns: Re access for this back garden infill on elevated land. Overlooking adjoining properties. Blocking natural daylight.
Local Groups	None.
Nine Letters of Objection (received from six different households)	Overdevelopment; The site is elevated and the proposed three storey dwellings would dominate the skyline and surrounding area; Proposed structure is out of proportion with the site it is intended to occupy; Concerns over height of the buildings; Would lead to overlooking effect and loss of privacy; Will lead to loss of light; Will lead to overbearing and overshadowing effect; Design of the dwellings is not in keeping with adjacent buildings; May set a precedent; No provision for collection of refuse; Concerns over access arrangements and implications on highway safety; Would lead to additional noise; Concerns over noise and disturbance cause by construction; Will disturb wildlife; Concern over health of Willow Tree to neighbouring site – consider a Tree Preservation Order should be placed on the tree; Buildings are not of architectural merit and will not enhance the area.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objections, subject to suggested conditions/ informative. From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Toddington Lane. I have also checked the most recently available verified accidents in the vicinity of the existing point of access. Evidence suggests that developments of this type area unlikely to result in increased access or safety concerns.
Council's Arboriculturalist	None.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary



Ref: LU/443/07/

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, CH1, DEV1, NE17.
 Arun District Local Plan: GEN2, GEN7, GEN12, GEN32.

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
 PPS3 - Housing
 PPG13 - Transport
 PPG24 - Planning and Noise

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

The conditions and informative suggested by County Highways will be added to any approval.

COMMENT ON REPRESENTATIONS RECEIVED

It is considered that the application site could comfortably accommodate 2 no. dwellings of the scale, siting, form and design proposed that would not represent an over development of the site, nor represent an obtrusive form of development when viewed from the street scene.

It is considered that the proposed dwellings would be located an acceptable distance away from neighbouring properties and would not cause demonstrably harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light. It is accepted that the addition of 2 dwellings may lead to an increase in noise and disturbance generated from the site; however it is not considered that this warrant refusal of the application.

The Willow tree to the neighbouring garden is not visible from any public vantage points. It is not covered by a Tree Preservation Order and nor is it considered worthy.

County highways have been consulted on the application and have raised no objections on the grounds of highways safety, parking provision or access arrangements.



Ref: LU/443/07/

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 the addition of 2 No. dwellings would have no materially adverse effect on the visual amenities of the locality, nor would it cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

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 proposal is for the addition of a pair of semi-detached dwellings to be positioned within the rear garden area of Oakridge. The dwellings would be two-and-a-half storeys in height, with 2 no. flat roof dormers within the rear roof slope.

The surrounding area is semi-rural in character, with the application site being located within the Built-up-Area Boundary, although the countryside abuts the site to the north side. In line with Policy GEN2 of the Arun District Local Plan, the principal of new development is therefore considered acceptable, subject to the development complying with other development control criteria.

The application site is bordered by the railway line to the north side; a row of two storey terraced properties to the east side and a neighbouring back garden to the west side. The most affected neighbouring properties are therefore the two storey properties to the east, which are located 12.5m away from the closest side elevation of the proposed dwellings. It is therefore considered that the proposed dwellings would not cause demonstrable harm to the residential amenities of any neighbouring property by way of overbearing effect, loss of privacy or loss of light.

The surrounding area is of mixed character, consisting of one-and-a-half and two storey detached, semi-detached and terraced properties. Plot sizes within the surrounding area vary greatly between 0.02 and 0.1 hectares approximately. It is therefore considered that the application site, which measures 0.08 hectares (which would result in 2 plots measuring 0.04 hectares each), is of a size that could comfortably accommodate 2 No. dwelling of the size proposed. In addition, it is noted that due to the application site being larger than many sites that surround, as well as having a wider existing site access, there is little opportunity for this development to be replicated within the surrounding area and it is therefore considered that a



Ref: LU/443/07/

CONCLUSIONS

precedent would not be set by the proposed development.

It is concluded, that the site is of a size that could adequately accommodate 2 no. dwellings of the size proposed, that would due to the located away from the street scene would not appear obtrusive and nor, would they conflict with the established character of the residential area. In addition, the development is in accordance with Government advice in PPS3, in that it makes efficient use of land.

It is therefore recommended that planning permission should be granted, subject to the conditions set out overleaf.

LITTLEHAMPTON

LU/443/07/

Residential development of 2 no.
dwellings at rear of Oakridge

Land Rear Of Oakridge
Toddington Lane
Littlehampton

RECOMMENDATION

Approve Cond

- 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).

- 2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed dwellings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building dwellings.

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.

- 3 The first floor bathroom and landing windows to the east and west elevations and second floor bedroom/study windows to the east and west elevations shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 No first floor or second floor windows (other than those shown on the plans hereby approved) shall be constructed in the east or west elevations of the dwellings hereby permitted 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 of the Arun District Local Plan.



- 5 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall 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.

- 6 The garages outlined on the approved plans shall be used as a private domestic garages in connection with the dwellings hereby approved only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties and to ensure the provision of adequate off street parking space in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 7 The dwelling hereby approved shall not not be occupied until the vehicle parking spaces/turning facilities/and garages/shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 8 No development shall take place unless the vehicular access serving the proposed dwelling has been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To secure satisfactory standards of access for the proposed development in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 9 No works shall be carried on site unless provision is available within the site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

LITTLEHAMPTON

LU/443/07/

- 10 No development shall be carried out unless and until a noise assessment report with regard to the railway and the proposed development has been submitted to and approved by the Local Planning Authority and the development shall be undertaken in accordance with the approved noise assessment details.

Reason: To safeguard the amenities of the occupiers of the dwellings in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, GEN32 of the Arun District Local Plan.

11 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: LOC1, CH1, DEV1, NE17.

LOCAL PLAN: GEN2, GEN7, GEN12, GEN32.

NATIONAL POLICIES: PPS1, PPS3, PPG13, PPG24.

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

12 INFORMATIVE:

The dwellings shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

