

PLANNING APPLICATION REPORT

REF NO: LU/5/12/

LOCATION: Land rear of 27-29B
Surrey Street
Littlehampton

PROPOSAL: Erection of 1 no. 3 bed town house

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is to demolish the existing garages and redevelop the site with 1no. three storey detached three bed dwelling. The dwellings would have would have a height to the ridge of 10m.
SITE AREA	0.247 hectares
RESIDENTIAL DEVELOPMENT DEN	41 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fence to side of No. 27. Brick/flint wall adjacent to access road approx. 3m high. Wall to rear of Iceland approx. 3m high.
SITE CHARACTERISTICS	Site is accessible from Surrey Street and New Road. No windows in two storey section of building to rear of 27 Surrey Street. No. 27 is 2 storey with Chinese Restaurant at ground floor and residential above. Building to north is flat roofed two storey. To New Road two storey dwelling. Garden to side of access road to rear. Flats above retail use to south have three storey high brick elevations. Flat roof. Parking area gravelled to rear of properties in Pier Road.
CHARACTER OF LOCALITY	Site is located within the main retail area of Littlehampton. Characterised by retail at ground floor, mainly residential above.

RELEVANT SITE HISTORY

LU/40/03/	Change of use from shop (A1) to restaurant and takeaway (A3) alterations to shopfront and residential first floor flat.	Approve Cond 16-04-2003
LU/28/06/	Residential development, 'Hersee Mews' comprising of 3 studio apartments.	Withdrawn 24-03-2006

LU/129/06/	Residential development 'Hersee Mews' of 3 studio apartments.	Refused 15-06-2006
LU/18/11/	Erection of 2No. 3 bedroom town houses	Withdrawn 17-03-2011
LU/219/11/	Erection of 2 No. 3 bedroom houses. (Re-submission following LU/18/11).	Refused 21-10-2011

REPRESENTATIONS

Representations received:

Littlehampton Town Council

No objection

One letter of observation from West Sussex Wildlife Protection stating land needs checking for possible wildlife habitation.

Comments on Representations received:

The site is currently occupied by existing garages.

CONSULTATIONS

Environment Agency

WSCC Local Development Divis.

Engineers (Fluvial Flooding)

Engineering Services Manager

Consultations responses received:

County Highways - No objection. No concerns were raised in principle to this application. This proposal would reduce the number of vehicle movements at the site when compared to the current use and the previous proposal. 2 parking spaces are acceptable for development of this size in this location. A condition relating to secure and covered cycle storage is suggested and car parking should be included.

Environment Agency - No objection provided measures detailed in Flood Risk Assessment submitted with this application are implemented and secured by condition.

If the LPA is not satisfied that, taking into account all relevant considerations that the proposed measures would enable people to avoid flood hazards than Planning Permission should be refused.

Engineers - The site being small and built upon on all sides may not be suitably drained using soakaways. The applicant should seek Southern Water's consent for discharge into the public surface water sewer in the main road. Condition suggested.

County Archaeologist - Suggest archaeological watching brief condition is imposed.

Comments on Consultation responses:

Comments noted and conditions are included in the recommendation where appropriate.

Given that the probability of flooding is low, the development has been set with all living accommodation 1.2m above ground level, flood resilient construction techniques are to be

incorporated as set out in the Flood Risk Assessment; it is considered that there are no grounds to refuse Planning Permission on this basis.

POLICY CONTEXT

Designation applicable to site:
Within Built-Up Area Boundary
Class A Road
Principal Shopping Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN10	Tidal Flooding and Coastal Defence
	GEN12	Parking in New Development
	AREA17	Sites of Archaeological Interest

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS25	Development and Flood Risk
PPS5	Planning for the Historic Environment

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, the residential amenities of the adjoining properties, nor 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 lies within the built up area boundary where redevelopment for residential purposes would be acceptable in principle.

The proposal is for the removal of the existing structures on site and their replacement with one 2.5 storey detached dwelling.

It is noted that the application site is limited in size, being located to the rear of surrounding buildings, with no adjacent road frontage. This proposal amends previous refusals on the site for two semi-detached dwellings. The footprint of the building has been reduced; the width by 1.4 metres and the depth by 0.7 metres. The size of the amenity area to serve the single dwelling has therefore increased and it is considered that the development is no longer cramped or out of keeping in the locality. The height of the building has been reduced by 1 metre and given its forward position on the site and the height of the flats to the south it is considered this would no longer constitute a visually dominant form of development.

The depth of rear gardens would be 6.7m which would provide adequate amenity for a three bed family house and would not be overbearing on the residential unit to the west. The height of the dwelling has been reduced in this resubmission by 1m and windows in the roof removed. The distance to the rear boundary has increased by 1m to provide 7m. The property to the west was granted a CLE as a single dwelling house under LU/250/97/CLE and has a yard area to the south of the property which serves as its amenity area. The proposed dwelling would face directly onto this area but a distance of 7m to the boundary is provided. This would preclude a material loss of privacy to this garden area which is located in the town centre, to the rear of shop units fronting Surrey Street and New Road, in an area where development is tighter and overlooking and loss of privacy would be expected to be greater.

The Environment Agency has no objection to this revised application.

The proposal generates a requirement for a commuted sum of £1876 and an affordable housing obligation has been submitted as part of this proposal.

This application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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 The development hereby approved shall be carried out in accordance with the following approved plans 3243/1, 3243/2 (1:500), 3243/2(1:200) and 3243.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The building shall not be occupied until the parking spaces 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 of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The building shall not be occupied until secure and covered cycle parking indicated on the submitted plans has been provided and constructed in accordance with details to be submitted to and approved by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of cycles in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The development shall not proceed until details of the proposed surface water drainage system have been submitted to and approved by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in conjunction with the associated building works. The design should follow the hierarchy of preference for different types of surface water drainage systems as set out in Approved Document H of the Building Regulations, the recommendations of PPS25 annex F and the SUDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest winter ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design at the infiltration stage.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

- 6 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) reference number BRC/RSC/3243 submitted with this application and the following mitigation measures detailed within the FRA:

- 1.Finished floor levels are set no lower than 4.6 m above Ordnance Datum (AOD).
- 2.Prior to commencement of development a Flood Plan should be submitted to and approved by the Local Planning Authority and the details so approved shall be incorporated within the development.
- 3.Flood resilient materials shall be incorporated within the construction of the ground floor of the proposed development.

Reason:

To reduce the impact of flooding on the proposed development and future occupants. In accordance with policies GEN7 and GEN11 of the Arun District Local Plan.

- 7 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 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 policy GEN7 of the Arun District Local Plan.

- 8 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the building or the completion

of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings (other than those shown on the plans hereby approved) shall be formed at first floor level in the north east,north west or south east wall of the dwelling without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policy GEN7 of the Arun District Local Plan.

- 10 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling house shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 11 No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun District Local Plan Policy AREA17 and PPS5 Planning and the Historic Environment.

- 12 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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

LOCAL PLAN: GEN7,GEN10,GEN12,AREA17

NATIONAL POLICIES: PPS1,PPS3,PPS5 and PPS25

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 13 INFORMATIVE: This permission is subject to a planning obligation relating to Affordable Housing contributions.
- 14 INFORMATIVE: The applicant is advised to contact Southern Water Services for consent to discharge into the public water sewer in the main road.