

Recommendation Report for

REF NO: M/99/20/DEM

LOCATION: 18 Old Point
Middleton on Sea
PO22 6RY

PROPOSAL: Demolition of existing dwelling house & replacement with new dwelling house.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 11, Class B.2 (b) (iv) to determine whether the Local Planning Authority has any objections with regard to the method of demolition and any proposed restoration of the site. The Local Planning Authority have 28 days to consider the application. If no response is received by the applicant within this period the applicant can proceed with the development. This period expires on 17-01-2021. The application is the Prior Notification for the a single dwellinghouse. The applicant has provided a Method Statement.
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Hedge to front boundary with wall in front. 2 metre close boarded fence to side boundary.
SITE CHARACTERISTICS	A single dweliinghouse on a large plot with front and rear gardens.
CHARACTER OF LOCALITY	A residential area adjacent to the seafront.

RELEVANT SITE HISTORY

M/83/20/PL	Demolition of existing dwelling house and replacement with new dwelling house (resubmission of previously approved M/57/20/PL).	ApproveConditionally 16-12-20
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Planning permission for a new house has been granted.

REPRESENTATIONS

None

COMMENTS ON REPRESENTATIONS RECEIVED:

N/a

CONSULTATION RESPONSES RECEIVED:

None

COMMENTS ON CONSULTATION RESPONSES:

N/a

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

NO PUBLIC SEWER

A O S CHARACTER

DEVELOPMENT PLAN POLICIES

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Middleton has no Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The planning legislation relating to the demolition of buildings such as this is Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) where an application to the Local Planning Authority is needed to assess the requirement of a prior approval notice detailing the method of demolition as per Part 11.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS

The proposal would involve the demolition of the existing dwellinghouse and clearance of the site.

This is a prior notification for the method of demolition of one residential dwellinghouse in accordance with Part 11, Class B of the General Permitted Development Order 2015 (as amended). It is necessary

to provide the Local Planning Authority with the method of demolition and details for restoring the site. These are the only matters to be considered.

The applicant has in a method statement set out the tools to be used in the demolition and the sequence of operations to achieve a clean and tidy site ready for the next phase of building.

This is generally acceptable and as such it is considered that no objection should be made to the proposed demolition.

RECOMMENDATION

NO OBJECTION

- 1 **INFORMATIVE:** All demolition works are to be notified to the local authority's building control department with at least 6 weeks' notice. This gives time to notify all the statutory undertakers of the works, any adjoining owners/occupiers and any other parties of which could be affected by the works. There are a number of statutory undertakers to be notified. For further information and a list of these statutory undertakers, please email bldg.con@arun.gov.uk. The notice issued is served under Section 81 of the Building Act 1984.