

PLANNING APPLICATION REPORT

REF NO: P/117/09/

LOCATION: Springfield
Nyetimber Lane
Pagham Bognor Regis

PROPOSAL: Outline application for proposed demolition of existing sub-standard bungalow for erection of two 2 no. bedroom bungalow with associated driveways

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. Vehicular access for both bungalows is proposed alongside the boundary with the neighbouring property "Ruffet".
SITE AREA	663 sq.m
RESIDENTIAL DEVELOPMENT DENSITY	29 dwellings per hectare
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	2-1.5 metre close boarded wooden fencing/hedging to west and east boundaries respectively. 3 bar gate and solid 2m hedging to front boundary.
SITE CHARACTERISTICS	Detached bungalow set back by 10m from Nyetimber Lane with a 13m x 30m rear garden.
CHARACTER OF LOCALITY	Residential area made up of predominantly detached bungalows.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Pagham Parish Council

Parish Council representation: Objection.

In conflict with policy GEN7 (ii) and page 19 of the Pagham Village Design Statement. Application incorrectly described as one and not two 2 bed bungalows. Errors in Design and Access statement concerning location and number of bedrooms to existing bungalow.

Other representations: 5 letters of objection

A cramped and unneighbourly development that is completely unacceptable. It is out of keeping and incompatible with existing development of the area in conflict with policy GEN7 (ii) and (iv).

It is high density, proposed with insufficient amenity space and will result in the loss of

valuable wildlife.

Boundary treatment and block plan incorrectly described/drawn.

Location of vehicular access will have an unacceptable impact on the amenities of neighbouring properties.

Inadequate vehicular visibility levels in conflict with GEN12.

Inadequate drainage contrary to GEN9 and light sensors are in conflict with GEN33.

The existing bungalow is not uninhabitable and the proposed development is not in conformity with other cited examples.

Comments on Representations received:

Comment on Parish Council representation: Noted and agreed.

Comment on other representations: Noted and largely agreed. Details concerning highway details would need to be considered and agreed by a reserved matters application.

CONSULTATIONS

WSCC Local Development Divis.

Southern Water Planning

Consultations responses received:

West Sussex Highways - Advice. Proposed new access is acceptable so long as specified visibility splays provided. Would need to see plans demonstrating that off street car parking is workable. Cycle parking would be required.

Southern Water

Details of disposal of foul drainage from the site are required.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within built up area boundary

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPH5	Housing Design and Density
Arun District Local Plan:	GEN2 GEN7	Built-up Area Boundary The Form of New Development

PLANNING POLICY GUIDANCE

PPG13	Transport
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.

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 not considered to comply with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and residential amenities of the adjoining properties and it 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

Principle

The site lies within the built-up area where the Government's Planning Policy Statements 1 & 3 emphasise the need to make efficient use of land for development but also advises that new housing is well integrated with and complements neighbouring buildings and the local area generally in terms of scale, density, layout and access. New development is also required to have regard to protecting the amenities and the existing use of lands and buildings.

Visual Amenities

Whilst the proposed properties are consistent with the predominance of detached bungalows in the area the rear garden of the application site will be largely lost to built development/hard surfacing in conflict with the generally spacious and verdant character of the area. This will create a cramped form of development as seen from the rear of neighbouring properties and therefore have an unduly damaging impact on the character and appearance of the immediate locality.

Residential Amenities

The two units are proposed to be served by a new vehicular access in close proximity and spanning a substantial length of the boundary with the neighbouring property "Ruffet". This includes traversing alongside ground floor windows serving the living room and bedroom of this property. In addition each of the proposed bungalows are designed with a hardstanding area, hard up to the boundaries of 3 neighbouring dwellings, for two off street parking spaces. All in all this combines to produce an unacceptable living environment for neighbouring occupiers. This is in addition to the provision of an unacceptable level of usable amenity space for prospective occupiers.

To conclude the proposal fails to respond positively to the character and appearance of the local area and will have an unacceptable adverse impact on the amenities currently enjoyed by neighbouring residential occupiers both within and outside their properties and future occupiers of the proposed dwellings. Planning permission should therefore be refused for the following reasons.

RECOMMENDATION

REFUSE

- 1 The proposal would constitute a cramped form of development which by virtue of its

design, siting, plot size and garden size would be out of character in the area and detrimental to the visual amenities of the area. The development would therefore be contrary to policy GEN7 of the Arun District Local Plan.

- 2 The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties in conflict with policy GEN7 of the Arun District Local Plan.