

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Demolition of existing 2 bedroom bungalow and erection of 2 bedroom bungalow and garage. 129 East Front Road, Pagham.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is for a detached 2 bedroom replacement bungalow with attached garage.
SITE AREA	276 m ²
RESIDENTIAL DEVELOPMENT DENSITY (NET)	36 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected.
BOUNDARY TREATMENT	Frontage - 2 m high walling; to No. 3, 2 m high fencing. ^(adjoining) Rear - 1.8 m high fencing.
SITE CHARACTERISTICS	No. 3 - modern felt roof bungalow, painted rendered elevations. Garage in rear corner adjacent to application site.
CHARACTER OF LOCALITY	Predominantly residential characterised by detached dwellings of similar design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/173/88	Outline application for construction of 3 bungalows.	Approved conditionally 3rd January 1989
P/134/01	Proposed two 2 bedroom bungalows and retention of owner's flat with associated garages and retention of existing access.	Approved conditionally 19th February 2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Requirement for raising finished floor levels is acknowledged in Design and Access Statement, where mention is made of finished floor levels of the newly erected adjoining building. Minimum floor levels are under continuous review. Environment Agency needs to be consulted.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
Within Area of Special Character

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, CH1
Arun District Local Plan : AREA1, GEN7, GEN10

PLANNING POLICY GUIDANCE

PPS1 - Delivering sustainable development

PPS3 - Housing

PPS25 - Development and flood risk

POLICY COMMENTARY

The above policies combine to outline the relevant development control criteria against which the application will be assessed, particularly with regard to visual and residential amenity and the character of the area.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

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 it has not been satisfactorily proved by submission of a flood risk assessment that flood risk is acceptable.

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 a replacement building of a similar position and size to the existing. The design and footprint of the bungalow are acceptable in relation to the plot size and location. The replacement bungalow would be in keeping with other single storey properties in the locality. The pitched roof garage would be adjacent to the driveway of the adjoining dwelling with a height of 4.5 m to the ridge. It would also extend along the width of the dwelling. Whilst it would be preferable for the roof to be reduced in height to minimise the impact on the adjoining neighbour, it does not cause demonstrable harm to either the visual amenities of the locality or the residential amenities of the adjoining property.

However, the site lies in Flood Zones 2 and 3 and therefore a flood risk assessment is required to be submitted for consideration. No assessment has been submitted and the application is therefore recommended for refusal for the reason given overleaf.

RECOMMENDATION

TOWN AND COUNTRY PLANNING ACT 1990



Application Ref: P/146/07/

RECOMMENDATION

1	To Addressee
2	Site Address 129 East Front Road Pagham
3	Description of Development Demolition of existng two bed bungalow and erection of two bed bungalow and garage
4	In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

RECOMMENDATION

REASON 1

The application is not accompanied by a Flood Risk Assessment as required. The site is located within Flood Zones 2 and 3 and it has not been satisfactorily demonstrated that the risk of flooding is acceptable. The proposal is therefore contrary to policy GEN11 of Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mrs A Gardner

7th January 2008

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT