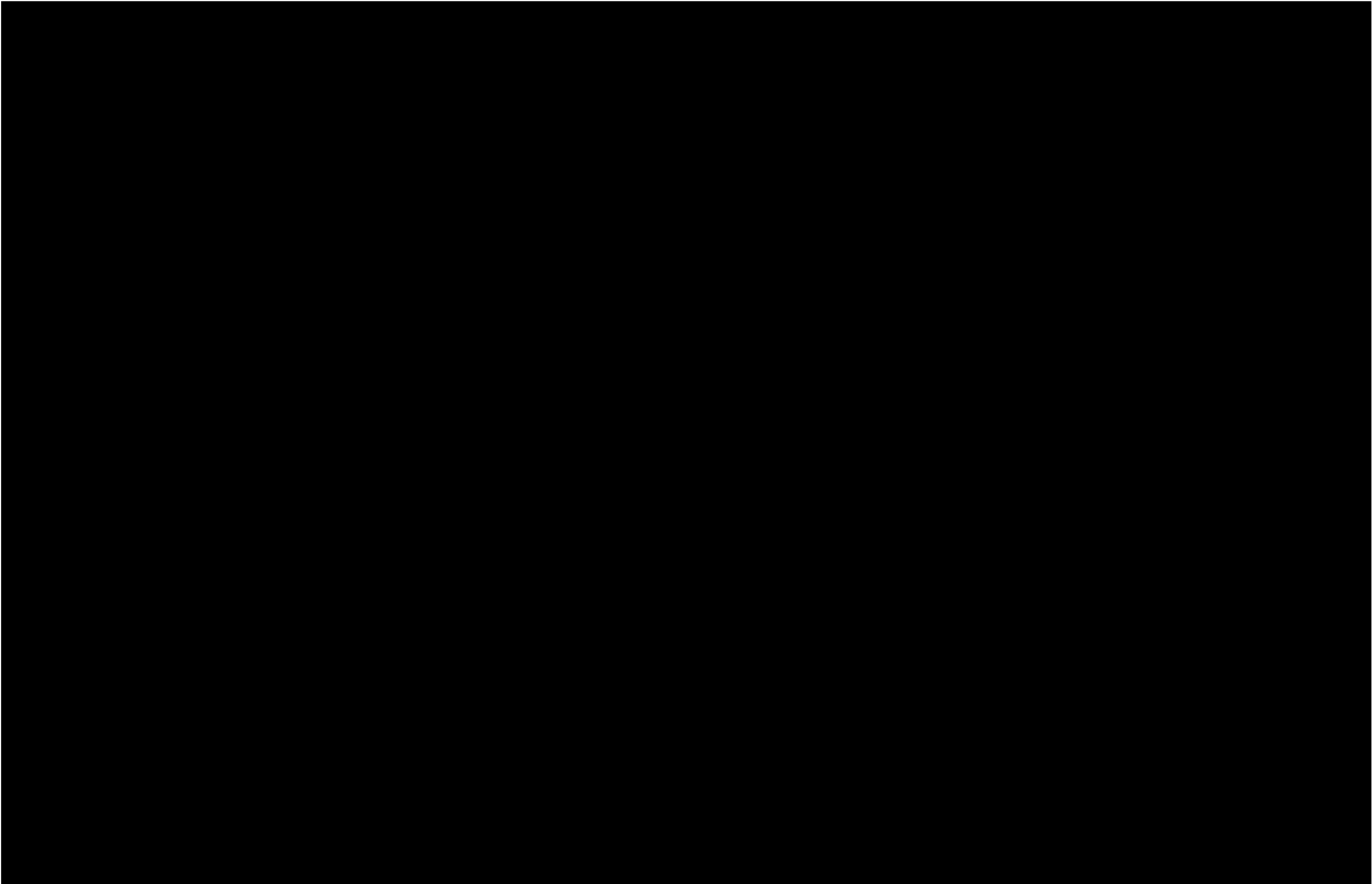




From: Ivonblumerarchitects [REDACTED]
Sent: 06 October 2015 15:35
To: Simon Davis
Cc: Planning.Responses; James Groundworks
Subject: Ref Planning Application - P/86/15/PL, 11 Abbottsbury Close

Dear Simon

Ref Planning Application - P/86/15/PL, 11 Abbottsbury Close

Further to the above planning application, I would make the following points in support of the application and question some of the objectors statements. I note we have 10 objectors and 2 of conditional support, with no statutory consultee's objecting in principle, other than the Parish.

- 1) Many of the objectors mention setting a precedent, however the precedent for a similar development was approved at 10 Link Way Pagham, Ref P/39/06, which is almost identical in concept to this development. For your information I have attached the officers report as a pdf file, downloaded from ADC's portal
- 2) The development meets all of ADC's internal and external space standards. Indeed the site area is almost the same as that approved at Link Way at 0.026 Ha and has the same plot size as No 12 Abbottsbury along with similar plots in the area. The site and that of No 11 Abbottsbury benefit from being a large corner plot running to some .07 Ha, thus maintaining the sense of openness. Given the existing front garden wall, existing garage and single storey side extension at No 11, the replacement of the later will not create a sense of overdevelopment. The loss of the garage is not an uncommon conversion in the area, as seen at No 2 Golden Acre who have extended across the whole frontage less a 1 m wide access and have paved the whole of the front garden

3) The issue of bat's has been raised, this is unlikely as the extension being demolished is a single storey flat roofed extension with sealed eaves, there are no trees on the site and the house is fully occupied.

4) Due to the single storey design the proposal will not take any light, cause any loss of view, impose any overlooking or present any unneighbourly form of development to No 2 Golden Acre, or indeed any other adjacent properties.

5) The other issues raised by No 2 Golden Acre, who have also extended their property to the same distance as the shared boundary with No 11 Abbotsbury are not relevant to the granting of a planning consent, other than those referred to in items 4 & 6.

6) A number of objectors raise the issue of a future loft conversion, firstly the configuration of the plan and height in the roof space would preclude a loft conversion, secondly ADC could impose a condition in respect of restricting PD rights. In any case any proposal to construct a loft conversion would need planning consent.

7) The issue relating to postal numbering raised by a number of objectors is not a planning consideration, nor is the fact that the current property is rented out by the applicant.

In the light of the above I would hope that the application could be supported at officer level, going forward with a recommendation for a conditional approval.

Kind regards

Ivon

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PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Erection of 1 No. semi-detached 2 bed bungalow to the side of 10 Link Way. Adjacent to 10 Link Way, Pagham.
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	0.027 hectares approximately.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A.
TOPOGRAPHY	Predominately flat.
TREES	None to be affected by the development.
BOUNDARY TREATMENT	None to frontage. 1m fence between garage and house.
SITE CHARACTERISTICS	No. 10 Link Way is a detached bungalow, sited on a large corner plot fronting both Payne Close and Link Way. The dwelling consists of cream coloured painted brick walls and a brown tiled gable roof. Single storey flat roof detached garage to west side of property, with brick walls and a felt covered roof. This garage would be demolished to facilitate the development.
CHARACTER OF LOCALITY	Residential area. The immediately surrounding area is characterised by semi-detached bungalows of a uniform style and design. Some detached bungalows within the vicinity, located to larger corner plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
P/24/04/	Detached chalet bungalow.	Refused 07-05-2004.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Objection: Site is unsuitable for this development; Development would be unneighbourly; Out of character with the established estate; Could set a precedent.
Conservation Area Advisory Committee	No Comment.
12 Letters of Objection	Out of character; Highway safety issues; Concerns over parking provision; Will extend beyond the building line; Overdevelopment; Will set a precedent;

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	Will cause traffic and noise disruption; Previous refusal reason still applies. Unneighbourly.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No adverse comment on this application.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built up Area Boundary Public Sewer

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS1	- Delivering Sustainable Development
PPG3	- 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.
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COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

Noted. The previous application on the site was for a detached chalet bungalow. It was considered that the proposed plot size would have been appreciably smaller than that of other detached bungalows within the locality and as a result would lead to a cramped form of development. The current application is for a semi-detached bungalow, to be attached to No. 10 Link Way. It is noted that the immediately surrounding area, most notably Payne Close is characterised by semi-detached bungalows, located on linear sizes. The surrounding plot sizes of semi-detached bungalows are typically 0.027 hectares in size, the same size as the application site. It is therefore considered that the proposal would not represent an overdevelopment of the site. Further, it is considered that the current proposal would echo this surrounding character of the area. The application site is not located on a classified road and as such, County Highways were not consulted on the application. It is noted that an area of hard standing has been proposed to the front of the development. Within planning legislation, there is no such thing as a building line. With reference to precedent, each application should be dealt with on its own merits and any future developments within the area will be considered as such.

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 it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, nor would it 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

The proposal is for one, two bedroom semi-detached house, to be attached to the south west side of No. 10 Link Way.

The application site lies within the boundary of the designated Built-up Area, where the principal of new development is considered acceptable, in line with policy GEN2 of the Arun District Local Plan.

There is a previous refusal on the site for a detached chalet bungalow, under ref P/24/04/. It was considered that the proposed plot size would have been appreciably smaller than that of other detached bungalows within the locality and as a result would lead to a cramped form of development. Further, concerns were raised over the rear first floor windows causing overlooking and loss of privacy to the garden area of No. 8 to the north.

The surrounding area is predominately characterised by semi-detached bungalows, with some detached bungalows to notably larger corners sites. Plot sizes of the semi-detached bungalows are regular, typically being 0.027 hectares approximately, the same size as that proposed. It is therefore considered that the site is of a size that can adequately accommodate a new semi-detached dwelling. By comparison, the plot sizes of detached bungalows are notably larger at approximately 0.047 hectares, thus demonstrating how the previous application viewed the addition of a detached bungalow on the site, as a cramped form of development.

It is noted that No. 10 Link Way would be reduced in size, as a result of the development, however it is not considered that the site would be unduly small. In addition, the private rear garden areas of both resultant properties would be similar to that of adjacent to No. 8 Link Way. The garden areas are therefore considered suitable in size to serve a two bedroom bungalow and would not, it is considered compromise the character of the immediate locality. The open spacious character of the area would be retained as part of the development.

The closest dwelling to the south west side of the application site would be a detached bungalow, with no windows that would face towards the proposal. In addition, No. 8 Link Way, to the rear, has no first floor windows that face towards the application site. In addition, it is considered that the proposal has addressed the previous concerns of overlooking, by omitting all first floor windows from the dwelling and as a result would not detrimentally affect the residential amenities of any neighbouring property.

CONCLUSIONS

Further, a condition restricting Permitted Development Rights on the property could be added to any approval if considered necessary.

It is considered that the proposed development has been carefully designed to echo the form and style of semi-detached bungalows within the surrounding locality. It is also considered that the proposal has addressed the previous reason for refusal, by omitting all first floor windows and amending the proposal from a detached dwelling to semi-detached. It is considered that the proposal would represent an acceptable form of development that would reflect the character of the surrounding area, most notably Payne Close.

It is not considered that a new dwelling would be obtrusive in the streetscene, nor would it conflict with the established character of the residential area. In addition, the development is in accordance with Government advice in PPG3, 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.

Erection of 1 No. semi-detached 2 bed bungalow to the side of 10 Link Way.

Adjacent to 10 Link Way
Pagham

RECOMMENDATION

Approve Conditions

- 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 roof of the proposed building 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.

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 No development shall be carried out until all buildings and structures existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.

Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 No windows (other than those shown on the plans hereby approved) shall be constructed in the north roof slope of the building hereby permitted which adjoins the side boundary with No. 8 Link Way 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.

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