

AGENDA ITEM NO.ARUN DISTRICT COUNCILDEVELOPMENT CONTROL COMMITTEE – 21st MAY 2008Report of the Meeting of the Development Control Post-Committee
Site Inspection Panel held on 6th May 2008

Application - R/46/08 – Demolition of existing bungalow and erection of 3 No. dwellings
22 Mill Lane, Rustington

Present:- Cllrs Mrs. Hazlehurst (Chairman), Biss, Bower, Butler, Mrs. Harrison Haymes, Olliver-Redgate.

John Ceiriog-Hughes on behalf of Rustington Parish Council

Apologies: Mrs. Bower (Ward), Mrs. Hall and Mrs. Stainton

The Inspection Panel assessed the planning merits of the site in detail, and did not accept the Officer recommendation to approve

RECOMMEND

That the application be refused for the following reason:-

“The provision of three dwellings is considered to result in an overdevelopment and cramped form of development which would also be an unneighbourly form of development, and out of character within this section of Mill Lane. The proposal is thereby contrary to policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.”

REPORT UPDATE

Application No :	R/46/08/
Agenda Page No :	11-18
Reason for the Update ▪ Substitute Plans The agent has submitted an amended block plan, which has re-orientated the proposed dwellings to face Mill Lane. ▪ Letter of Representation Two Third Party Letters of Objection were received in response substitute plans.	
Officer Comment: An amended recommendation sheet is attached. All of the points raised in the third party letters of objection have been addressed in the Officers report.	
Note: Changes to recommendations, conditions and/or reasons for approval will always be accompanied by a new replacement recommendation sheet.	

RUSTINGTON

R/46/08/

Demolition of existing bungalow and
erection of 3no dwellings

22 Mill Lane
Rustington

RECOMMENDATION**Approve Cond**

- 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 to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the buildings

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 of the site shall commence until the vehicular access serving the proposed dwelling has been constructed in accordance with the plans hereby approved.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 The buildings hereby permitted shall not be occupied until the existing site vehicular access to the site has been stopped up permanently and obliterated. The existing site access shall not be used by construction traffic.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 5 The dwellings hereby approved, shall not be occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the dwellings in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

RUSTINGTON

R/46/08/

- 6 The access to the proposed site shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority. These splay shall be 2.2 metres by 2.2 metres at the centre of the proposed site vehicular access onto Windmill Drive.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter these said splay areas shall be kept free from any obstruction (over a height of 0.6 metres above adjoining carriageway level).

Reason: In the interests of road safety in accordance with policies DEV1, DEV4 of the West Sussex Structure Plan and GEN7 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 no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

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

- 8 This permission relates to the plans as submitted and amended by substitute Block Plan dated 02-05-2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

9 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any demonstrable harm to the visual or residential amenities on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, CH1, DEV1, DEV4, DEV5, NE17.

LOCAL PLAN: GEN2, GEN7, GEN12.

NATIONAL POLICIES: PPS1, PPS3, PPG13.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

RUSTINGTON

R/46/08/

10 INFORMATIVE:

The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.