

WA/7/06**PLANNING APPLICATIONS REPORT**

DESCRIPTION/ ADDRESS	- Revision to house, garage, and private front garden (amendment to WA/25/03) Plot 4 Former Deans Yard Orchard Way Fontwell
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THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two-storey hipped roof extension to measure (at maximum) ; 6.9m in height, 3m in length, and 4.7m in width Removal of parcel of land forming front drive approximately 1m in width x 6m in length to accommodate re-siting of plot 4 garage. Removal of ground floor window in east side elevation of plot 4 house type. Insertion of ground floor door in east side elevation of plot 4 house type. Insertion of first floor window in east side elevation of plot 4 house type. By virtue of site visit, established previously approved application WA/85/03 has been commenced.
SITE AREA	0.64 hectares approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Slightly sloping from north to south
TREES	Leylandii trees to west boundary with other trees in vacant area to rear of bungalows
BOUNDARY TREATMENT	Hedging and fencing approximately 1.8m in height
SITE CHARACTERISTICS	Construction site consisting of partially constructed buildings
CHARACTER OF LOCALITY	Residential with two-storey housing to east and south. Bungalows to north and west

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WA/87/05	Revisions to houses and garages (Re-submission of planning consent WA/25/03)	Approved Conditionally 11-11-2005

WA/7/06**RELEVANT PLANNING HISTORY**

REFERENCE	DESCRIPTION	DECISION
WA/25/03	Construction of 11 no. four bedroom house, 1 no. five bedroom house, 1 no. three bedroom house together with associated garages, car parking spaces and new access road	Approved Conditionally subject to 106 agreement 18-05-2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Walberton Parish Council	<p>This Council has considered the above application and wishes to register an Objection.</p> <p>The proposed sideways extension of the house is considered acceptable in terms of its front elevation looking onto Dean Yard, but that its resulting rear elevation looking over Hunters Mews is considered unacceptable in terms of its unbroken length, mass and proximity to the site boundary. It is this Council's opinion that the proposal would lead to a high, flat, fortress type wall along the back of the relatively short gardens of Hunters Mews and that is overall effect would be overbearing and harmful to the visual amenity of the area.</p> <p>The Council notes the various extensions and alterations to the house design of Deans Yard that have recently been approved without this Councils objection (WA/87/05), but the Council feels that any further increase in house volumes would constitute an overdevelopment of the site and would adversely effect the relativity open nature of the house pattern which is typical of the locality.</p> <p>The Council is aware of the objections of several residents in Hunters Mews. (Contrary to West Sussex Structure Plan DEV1 and Arun District Local Plan GEN7, DEV19)</p>
LOCAL GROUPS	None
Three letters of objection	<ul style="list-style-type: none"> • Conservatories, bedrooms, and back gardens of neighbouring properties along Hunters Mews will be overlooked and deprived of sunlight • Represents a significant increase in the size of the property and a continuous side elevation that runs immediately along the rear boundary of a number of neighbouring properties along Hunters Mews • Without existing gap between house and garage, the effect of this imposing elevation on the rear aspect of the properties in Hunters Mews is massive. The result for all three properties would be a significant detrimental effect on light as well as shadowing

WA/7/06**REPRESENTATIONS RECEIVED**

SOURCE	SUMMARY OF CONTENT
	<ul style="list-style-type: none"> Negative effect on property value Also very surprised that the original plans for plot 4 were accepted in the first planning application. Serves to exaggerate the size and scale of the new development. Neighbouring properties built on lower ground to proposal Extremely disappointed by way we have been informed of the revised plans.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Southern Water	No adverse comment
Environment Agency	No objection in principle provided conditions are imposed on any planning permission granted.
District Council Landscapes	No comments to offer

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up-Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1, NE15, ERA1
Arun District Local Plan: GEN7, GEN2, GEN8, GEN9, GEN14

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

COMMENT ON CONSULTATION RESPONSES

Noted. The condition requested by the Environment Agency was imposed on the previously approved application WA/25/03 and will be attached to the decision notice of the current application in the event of the current application being recommended for approval.

COMMENT ON REPRESENTATIONS RECEIVED

Letters of objection and parish noted. However in the absence of a restrictive condition, a window can be inserted in the west side elevation of plot 4 without the prior permission of the

COMMENT ON REPRESENTATIONS RECEIVED

local planning authority.

It is agreed that the proposed two-storey link between the garage and house would be detrimental to the residential amenities of neighbouring properties due to its bulk, height, and length which would result in a continuous built-form in close proximity along the rear boundary of neighbouring properties in Hunters Mews, to the detriment of their residential amenities in terms of overbearing, and it is recommended that the application be refused.

Effect on property values is not a material planning consideration.

Each application is considered on its own merits, therefore objections to the previous approval WA/25/03 can not be considered in the determination of the current application.

Advertisement of the current application was identical to that of previous planning applications WA/25/03 and WA/87/05.

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 the proposal would have a materially adverse impact upon the residential amenities of neighbouring properties.

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 an amendment to the design of plot 4 approved under planning application WA/25/03. Whilst the revised plot design would result in the loss of a certain amount of private front garden, it is not considered that such a loss is demonstrable to the amenities of the locality or neighbouring properties.

Whilst amendments to the original permission have been subsequently approved, in particular that of plots 2 and 10 in planning application WA/87/05, each application is determined on its own merits.

Given the height and bulk of the proposed two-storey extension that would link the garage and house, coupled with the close proximity of the proposal to the rear boundary of neighbouring properties, it is considered the proposal would result in a continuous built-form that would be an overbearing and cramped form of development, which would be to the detriment of the residential amenities of neighbouring properties in Hunters Mews.

It is therefore recommended that the planning application should be refused, subject to the

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CONCLUSIONS

reasons set out overleaf.



WALBERTON

WA/7/06/

Revisions to house, garage and private
front garden (amendment to WA/25/03)

Plot 4
Former Deans Yard
Orchard Way
Fontwell

RECOMMENDATION

Refuse

- 1 The proposal would constitute a cramped form of development which by virtue of its design, siting, and the plot size would be detrimental to the residential amenities of the neighbouring properties by reason of overbearing appearance. The development would therefore be contrary to policies DEV1, LOC1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

