

PLANNING APPLICATION REPORT

REF NO: Y/58/10/

LOCATION: Land south of 34 Downview Close
Yapton

PROPOSAL: Outline application for 1 no dwellinghouse and associated works.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 360 square metres
RESIDENTIAL DEVELOPMENT DEN	Approximately 55 dwellings per hectare.
TOPOGRAPHY	Predominantly flat
TREES	A Weeping Willow tree is located within the application site.
BOUNDARY TREATMENT	Hedging to perimeter of site bordering Downview Close. Close boarded fencing.
SITE CHARACTERISTICS	The site is a two storey detached property, with a pitched roof, white cladded and brick faced elevations.
CHARACTER OF LOCALITY	The site is located in a residential cul-de-sac of predominantly two storey terraced and semi-detached properties of a similar style.

RELEVANT SITE HISTORY

Y/64/79	Demolition of existing garden wall and erection of 6ft high interwoven fencing on south boundary line	Refused 31-10-1979
Y/34/80	Erect garage with store area at rear adapt bin area and passage to covered storage	Approve Cond 07-05-1980

REPRESENTATIONS

Representations received:

Yapton Parish Council

Yapton Parish Council:

Objection.

The construction of another property in such a small area of land represents overdevelopment.

It is an inappropriate development in garden land which does not comply with the recently

amended policy PPS3 in relation to a separate development within existing gardens. It will affect the level of daylight and privacy on an adjacent property in Downview Road. It would require the removal of a large 'Willow type' tree located in the existing front garden. It would appear that the applicant has overlooked this in the application form. There are few similar sized trees within this estate and the Willow tree adds to the character of the area. The proposed property would have no garden area at the front; the plans indicate the whole area would be used to provide hard standing access to the garage. The estate has suffered from poor drainage problems in the past, culminating in remedial work eventually being undertaken by WSCC. The drainage is private and will not be adopted by Southern Water as it is laid beneath resident's gardens rather than the adjacent road system. The main sewer is located in Burndell Road. The proposed building will also be located over the main drainage system.

On street parking at this location is at present very high and a further property would increase the present excessive on street parking which impacts on the appearance of the estate.

Four letters of objection, raising the following main points:

- The plans are poorly drawn and give no indication of how the property will affect the outlook of a neighbouring property.
- The plans make no comment on how the drainage or sewer will be incorporated.
- The roads in the area are already congested.
- Neighbours have not been notified.
- Green space is valuable in an already compacted development.
- A canal bed runs underneath the site - the footings will need to be very deep.

Comments on Representations received:

Noted.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

West Sussex County Highways:

From an inspection of the plans alone there is no apparent visibility issue at the point of access, however pedestrian visibility should be secured by condition.

It would appear that the shared access is not wide enough to allow 2 vehicles to pass each other, and WSCC would therefore recommend that the access is widened to 4.5m to allow for this - and would also recommend that this be secured by condition. Furthermore, WSCC would recommend that a condition be attached to ensure that surface water does not discharge onto the publicly maintainable highway.

The application also proposes 3 parking spaces, which would seem excessive for this development. However, WSCC does not anticipate that the provision of these spaces would have a negative impact on highway safety in this location.

The new dwelling is to be situated in a sustainable location, however WSCC would recommend that cycle parking at the site is secured by condition in order to encourage residents to utilise sustainable transport modes.

In summary, WSCC has no highway concerns regarding this application subject to conditions regarding access, pedestrian visibility, surface water drainage and cycle parking. WSCC can advise on appropriate wording for these conditions if necessary. Additionally, the applicant is advised to contact the Area Engineer, West Sussex County Council, Drayton Lane, Drayton, Chichester, PO20 6BW, to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Arcaheology:

No archaeological implications - the proposed dwelling appears to be situated on top of an infilled section of the former Portsmouth and Arundel Canal. The applicants may wish to explore this further with their agent/builder as it may influence their choice of foundation design.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2 GEN7	Built-up Area Boundary The Form of New Development
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PLANNING POLICY GUIDANCE

PPS1 PPS3	Delivering Sustainable Development Housing
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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 considered to conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality and 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

This application seeks outline planning permission for the construction of a link attached two storey dwellinghouse at land to the side of 34 Downview Close.

Downview Close is a residential cul-de-sac of predominantly two storey terraced and semi-detached properties of a similar style, with a tightly knit development pattern. The site lies within the defined built-up area boundary, where the principle of additional residential development is acceptable, providing other development control criterion are complied with.

However, garden land has now been reclassified in Annexe B of PPS3(June 2010) and is no longer classified as brownfield/previously developed land. The revisions to PPS3 make it clear that the need for development to be better integrated with its surroundings, and that this requirement is no longer modified by either the need for a minimum density or the need to make efficient use of residential garden land.

Indicative elevations show the dwelling would replicate the appearance of no. 34, and therefore in terms of design the proposed dwelling would be in keeping with the character and appearance of the locality. The plot size of the proposed dwelling would also be comparable to others within the street.

No. 34 Downview Close occupies a corner plot. The greenspace to the south of the existing dwelling, where the additional unit of accommodation is proposed, is one of few such spaces within the immediate vicinity of the site. The property opposite, no. 2 Downview Way, also occupies a prominent position at the corner of the cul-de-sac, and is well set back from the highway. The spacing of these properties within relatively large plots creates both a sense of symmetry and an illusion of spaciousness in what is a relatively dense area of development.

It is considered that the introduction of a dwelling within the application site would represent an intrusion on this open space, and as such would form an obtrusive feature in the street scene, especially given its prominent corner location at the entrance of the cul-de-sac.

It is therefore recommended that the application be refused for the following reason:

RECOMMENDATION

REFUSE

- 1 The proposed dwelling, by reason of its siting, would represent an obtrusive addition to the street scene and would intrude on the spacious character and sense of symmetry that prevails when entering the cul-de-sac of Downview Close, contrary to policy GEN7 of the Arun District Local Plan, and contrary to the aims and objectives of PPS3 (June 2010) and associated ministerial statements which seek to protect garden land where it would detrimental to the visual amenities of the locality.