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PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Demolition of sub-standard existing dwelling and erection of new detached double storey dwelling. Floribunda, Bilsham Road, Yapton.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION	Proposed demolition of bungalow and erection of two storey detached dwelling and creation of new vehicular access.
SITE AREA	0.0681 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	15 dwelling per hectare.
TOPOGRAPHY	Site predominantly flat with a gradual slope up from the roadway.
TREES	There are a number of trees to the front and rear of the site, however none are considered to be worthy of a Tree Preservation Order.
BOUNDARY TREATMENT	Hedging and trees to front of site approximately 4m in height. Approximately 2m high close boarded fencing and 3-4m high hedging to rear.
SITE CHARACTERISTICS	Detached bungalow, with cream painted pebble dash render, pitched roof with red/brown tiles and rear extension.
CHARACTER OF LOCALITY	Residential area, on a main road consisting of a mix of detached and semi detached one and two storey properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Yapton Parish Council	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection – majority of properties along this section of the Bilsham Road have similar vehicular accesses, it would therefore be difficult to object to it on the grounds that there is insufficient space for the turning of vehicles on site. Condition suggested regarding access and details for on site parking to be submitted and approved.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class B Road

DEVELOPMENT PLAN POLICIES

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

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Transport

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.

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 comply with relevant Development Plan policies in that it would have no materially adverse effect on either the visual amenities of the locality or 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 site is situated within the built up area boundary of Yapton, sited on the Bilsham Road. The area can be characterised by a mix of one and two storey detached and semi detached properties of varying designs. The proposal seeks permission for the demolition of the existing detached bungalow

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CONCLUSIONS

and replacement with a four bedroom two storey detached dwelling and new car access off Bilsham Road.

The proposed dwelling is of a similar design to the neighbouring property 'Bolero'; however the proposal has a larger footprint. The proposed design and scale are considered acceptable within the context of the local area as the character and scale of neighbouring development is mixed. The property will be set back approximately 13m from the edge of the pavement, in line with the existing building line of properties along the eastern side of Bilsham Road. The rear of the property is in line with the attached garage to the side of 'Coriander' to the north of the site and it protrudes approximately 5m to the rear of 'Bolero'.

The relationship between 'Coriander' and the proposed dwelling is considered acceptable, the distance between the north elevation of the proposed dwelling and the living accommodation of 'Coriander' to the north of the attached garage, is approximately 4.5m. It is considered that with the existence of said spacing and because the proposed dwelling does not extend further than the rear elevation of 'Coriander' it is not likely to give rise to unacceptable levels of overshadowing or have an overbearing affect.

'Bolero' is sited to the south of the proposed dwelling and as such it is not considered that adverse overshadowing is likely to occur, however due to the proposed dwelling projecting further than 'Bolero' and as such approximately 5m of the south elevation of the proposed dwelling will be visible from the rear of 'Bolero'. The exposed elevation is largely blank, with one window proposed at first floor level which is in line with the rear elevation of 'Bolero'; however the window will service a bathroom and as such will be conditioned to be glazed with obscured glass. As such the relationship between the proposed dwelling and 'Bolero' is also considered acceptable and unlikely to give rise to unacceptable levels of overshadowing or overbearing affect.

Two windows are proposed on the side elevations at first storey level of the new dwelling servicing the bathroom and shower room and one between levels servicing the stairway. It is considered prudent to condition that those servicing bathrooms should be conditioned to be glazed with obscured glass to protect the residential amenities of neighbouring dwellings. The remaining window servicing the stairway is not considered likely to give rise to unacceptable levels of overlooking, any overlooking which may occur is considered to be of a minimal and acceptable nature.

County Highways has also been consulted on the application regarding the new vehicular access at the site and has made no objection. The site currently has pedestrian access and the proposed vehicular access is similar to a number of other properties along Bilsham Road, as such it is considered difficult to object to the proposal on the grounds that there is insufficient space for the turning of vehicles as a number of other properties do not either. The access is therefore considered acceptable. A condition regarding details of the parking provision on the site is recommended.

These factors considered the development would not cause demonstrable harm to the residential amenities of the neighbouring properties by way of overshadowing, overbearing effect, loss of privacy or overlooking. Furthermore, the development will not be obtrusive in the street scene, nor would it conflict with the established character of the property or the surrounding residential area.

It is therefore recommended that this application is approved, subject to the conditions set out overleaf.

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Demolition of sub-standard existing dwelling and erection of new detached double storey dwelling.

Floribunda
Bilsham Road
Yapton

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 The windows on the north and south elevations of the building at first storey level servicing the bathrooms shall at all times be glazed with obscured glass.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

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5 No windows (other than those shown on the plans hereby approved) shall be constructed at first storey level in the north and south elevations of the building hereby permitted 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, DEV19 of the Arun District Local Plan.

6 The building hereby permitted shall not be occupied until provision for car parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

7 INFORMATIVE: The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

8 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.