

PLANNING APPLICATION REPORT**REF NO:** Y/85/09/**LOCATION:** The Brickfield
Hoe Lane
Flansham**PROPOSAL:** Replacement dwelling (Departure from the Development Plan)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is to increase the footprint of a previously approved replacement dwelling (Y/5/06) by change from a 2-storey dwelling to a bungalow.
SITE AREA	
RESIDENTIAL DEVELOPMENT DEN	5 dwellings per hectare.
TOPOGRAPHY	Predominantly flat, up slightly from roadside.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Breeze block and brick wall to front, post and rail fencing at rear.
SITE CHARACTERISTICS	Piece of land with several stacked bricks on site, car on trailer and a shed. Open field to the rear.
CHARACTER OF LOCALITY	Rural location with linear residential development. House to the east, bungalow to the west of the site. House opposite.

RELEVANT SITE HISTORY

Y/75/05/CLE	Application for a certificate of lawfulness for an existing use - for the use of the mobile home and building parts of the structure as one dwelling	Approve 04-01-2006
Y/5/06/	Replacement dwelling. (Departure from the Development Plan).	Approve Cond 24-03-2006
Y/3/69	Residential development	Refused 19-02-1969
Y/43/71	Small private caravan site	Refused 20-10-1971

REPRESENTATIONS

Representations received:

Yapton Parish Council

One letter of objection appalled at the size of the proposal. Will reduce privacy of neighbour at Carpenter Cottage. Will be totally out of character due to the size and increased footprint. Will affect light and property value of neighbours. Will affect drainage in the area. Concerned about the front wall which was erected without approval and the hedge has been removed. As the land is farmland, residential use should not be permitted. The land has been used for storage of old cars etc., and for burning of rubbish.

Comments on Representations received:

Noted. Property values are not a material planning consideration. The site was granted a Certificate of Lawfulness of an Existing Use for a mobile home Y/75/05/CLE and a replacement dwelling Y/5/06. The wall will be considered as part of this application.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

County Highways - there is an existing access. It is for a replacement dwelling therefore no material increase or impact. No objection.

Country Archaeology - the site is 100 metres west of a Bronze Age hoard. To the south at Site 6 there is evidence of a prehistoric settlement. The site history shows that the site was a brick field and any archaeological features in the brick earth is unlikely to remain undisturbed. Therefore no objection.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside the Built Up Area Boundary
Archaeological Interest

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC4	Landscape and Countryside Management
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN11	Inland Flooding
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG13	Transport
PPS25	Development and Flood Risk

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 the size of the proposed dwelling is not considered acceptable as a replacement dwelling for the mobile home. The design is a monolithic and the front elevation has no focal point. It is totally out of character with the rural setting.

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

PRINCIPLE

The site lies outside the built up area boundary where development in principle is unacceptable unless necessary for the needs of agriculture. Any development must therefore be very sensitive to the surrounding countryside. The principle of residential development has been established on this site by the granting of a Certificate for Lawfulness of an Existing Use for a mobile home (Y/75/05/CLE). A replacement dwelling was approved as a 2-storey house (Y/5/06).

COUNTRYSIDE POLICY

PPS7 Sustainable Development in Rural Areas

The guidance refers to replacement buildings in the countryside which should be supported provided that they would bring about environmental improvement in terms of impact on the surrounding countryside. On that basis application Y/5/06 was approved for a replacement mobile home with a substantial 2-storey house.

This application is to significantly increase the approved footprint. It represents a sprawling development which would be out of character with the countryside and existing pattern of development. The original mobile home was granted consent as a Certificate of Lawfulness of Existing Dwelling. Therefore any replacement dwelling would need to relate in size and scale to the original mobile home. The previously approved dwelling was in keeping with and sensitive to the countryside location. In this case, the proposal would have a negative impact on the countryside and street scene.

VISUAL IMPACT

The site is on land on a higher level than the road and is currently an open piece of land providing views through to fields at the rear.

As stated above, a mobile home was granted a Certificate of Lawfulness of an Existing Use (Y/75/05/CLE). Following this a replacement 2-storey dwelling was approved (Y/5/06). This approval represented a relatively large 2-storey dwelling, 4 bedroom dwelling. It represented a significant increase on the existing footprint, and larger than surrounding properties. Therefore it

is considered that this was a generous approval.

The current proposals is for a single storey 4 bedroom house and office and 3 bay garage. The proposal represents a sprawl along the site boundary with Carpenter Cottage which is a small labour's cottage. The design is considered to be very bland. The principle front elevation is not clearly defined. The visual appearance represents an institutional building rather than a countryside residential building. It urban in appearance and considered to be visually alien to the countryside location.

The brick wall to the front is totally out of character with the street scene as it also represents an urban form of development. The Officer's report on application Y/5/06 stated the importance of the existing hedgerow. It is therefore considered that the proposal is a visual intrusion, totally out of character with the surrounding countryside and street scene. It is therefore considered that the walling should be removed and the hedgerow reinstated.

RESIDENTIAL AMENITY

The previously approved application Y/5/06 reduced the 2-storey element along the east boundary to that adjacent to Carpenter Cottage, with single storey elements kept to a minimum along the boundary.

The current proposal puts the bulk of the footprint adjacent to this side boundary. It is considered, however, that as this is single storey it would not significantly adversely affect the neighbouring property.

CONCLUSION

It is considered that the proposal is out of character with the sensitive countryside location. It is too large in scale to be considered a replacement of the mobile home. The brick wall and gates to the front of the site are considered totally out of character with the street scene. It is, therefore, recommended that the application is refused for the following reasons, the wall and gates removed and the hedgerow reinstated.

RECOMMENDATION

REFUSE

- 1 The proposal, because of its scale, massing and design, would affect adversely the visual amenities of the locality in that it would be obtrusive in the landscape as it is out of character representing an urban form of development it is therefore in conflict with policy GEN3 and GEN7 of the Arun District Local Plan.
- 2 The front boundary walling and gates are out of character with the street scene which is predominantly mature hedgerow, they represent an urban form of development therefore it is in conflict with policy GEN3 and GEN7 of the Arun District Local Plan.