

PLANNING STATEMENT

Charles Church Developments Ltd

**LAND TO REAR OF BURDELL ROAD, YAPTON,
BN18 0HR**

**SECTION 73 APPLICATION TO VARY CONDITION 2
OF PLANNING PERMISSION Y/41/14/PL TO AMEND
THE SITING OF THE DWELLING FORMING PLOT 1.**

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1. Planning History

1.1 The application site is part of a development which was granted planning consent, reference Y/81/10, allowed on appeal on 19 December 2011. The proposal was for the construction of 173 new dwellings and associated car parking, public open space, including childrens play areas, vehicular access and highway works.

1.2 An amendment to the house types for plots 1-3 was granted under planning permission reference Y/41/14/PL on 27 June 2014 through the variation of condition 2 (approved plans).

2. Proposal

2.1 This application proposes to vary condition 2 of Y41/14/PL to alter the orientation of the dwelling forming plot 1. Under the current approved plans, the front of the dwelling is orientated to the east. This application proposes to re-orientate the dwelling so the front of the property faces south east.

3. Relevant policy

3.1 The current Development Plan consists of Arun District Local Plan 2003. Policy Gen 7 'The Form of New Development' is applicable for the determination of this proposal.

3.2 In line with paragraph 216 of the NPPF, the Arun Local Plan 2011- 2031(Publication Version) is a material consideration in the determination of this application, however, the weight afforded to this plan should be commensurate to the proposal and the Policies within the Saved Local Plan. Notwithstanding this, Policies D DM1 and D SP1 of this document are applicable to this proposal.

4. Justification

4.1 Drawing P626.001 Rev P, approved under planning permission reference Y/81/10 shows the front of the dwelling of plot 1 is orientated to the south east with a rear projection running parallel with the south boundary of the site, projecting approximately 2m beyond of the rear elevation of the property to the south.

4.2 This application does not proposed to alter the current approved house type of plot 1. This house type was altered from that approved under the original application (Y/81/10), under planning permission reference Y/41/14/PL.

4.3 The proposed re-orientation of the dwelling of plot 1 is not materially different from that approved at appeal under planning permission reference Y/81/10. In addition, the substitution of the house type of this plot (under planning permission reference Y/41/14/PL) means the depth of the property forming plot 1 would be less than that originally approved. The re orientation will also move the side, south elevation of the dwelling of plot 1 further away from the dwelling to the south. Taking the above into account, the proposal will not have a harmful impact on the residential amenity of the surrounding properties in terms of loss of light, outlook or privacy. The proposal, therefore, accords with Gen 7 of the Arun District Local Plan and Policy D DM1 of the Arun Local Plan 2011- 2031(Publication Version).

4.4 In addition, the proposed re-orientation of the dwelling of plot 1 will form a more coherent transition from the dwellings forming plots 1-3 and the dwellings to the south not within the application site. The proposal will also continue to closely reflect the character and layout approved at appeal. The proposal, therefore, accords with Gen 7 of the Arun District Local Plan and Policy D SP1 of the Arun Local Plan 2011- 2031(Publication Version).

5. Conditions

5.1 I would politely request that any new permission reflects those matters already approved under earlier submissions.

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