

PLANNING APPLICATION REPORT

REF NO: LU/93/10/

LOCATION: Wickbourne Swan
Clun Road
Littlehampton

PROPOSAL: Demolition of public house & erection of 12 no affordable dwellings, 2 & 2 1/2 storey, with new access road, parking area and landscaping.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	<p>This application was previously presented to Members in July this year, when Members determined to approve the application subject to a S106 Agreement regarding 5 Affordable Homes, Childrens Play Area, Public Open Space, Primary Education, Libraries, and Fire & Rescue.</p> <p>The application has since that time been amended to increase the dwelling numbers from 11 to 12 and to make them all Affordable Homes.</p> <p>As the application has been amended to be all affordable houses, the WSCC financial contribution requirement has been removed.</p> <p>Accordingly the report has been amended to incorporate the changes.</p>
SITE AREA	0.22 hectares.
RESIDENTIAL DEVELOPMENT DEN	54 dwellings per hectare.
TOPOGRAPHY	Slightly raised from road.
TREES	Sapling types on front boundary. Taller trees near rear boundary to Nos. 2 and 4 Manning Road and front boundary close to 110 Clun Road. Leylandii type to side rear gardens of neighbouring properties.
BOUNDARY TREATMENT	Shrubs and trees, nothing very tall in height. Fencing to 2 and 4 Manning Road approximately 2 metres and fencing to side boundary approximately 1.8m metres.
SITE CHARACTERISTICS	Prominent two storey pitched roof public house with large single storey flat roof extension. Car park to front and side, therefore all front area is hard surfaced. Two vehicular access, one off Clun Road and one off Manning Road. Public house now closed and vacant, boarded. Single flat roof garage to small garden area behind car park.

CHARACTER OF LOCALITY

Residential. Comprising predominantly two storey dwellings, some in semi-detached, others terraced. Adjoining property in Manning Road two storey flats. Public footpath/vehicular access to garage compound of some 24 flat roofed garages to east of site. The public footpath leads to Flora McDonald School. The access through to the garage compound is approximately 4 metres wide.

RELEVANT SITE HISTORY

LU/120/88	Extension and alteration to elevations	Approve Cond 18-04-1988
LU/293/65	Outline application for the erection of a public house	Approve Cond 10-01-1966
LU/321/66	New public house with first floor dwelling unit and separate garage	Approve 02-12-1966

REPRESENTATIONS

Representations received:

Littlehampton Town Council

Objection:

Pleased to see plot being developed to provide family homes instead of flats but insufficient parking spaces, prejudicing highway safety.

Comments on Representations received:

The parking conforms with standards.

CONSULTATIONS

WSCC Local Development Divis.
Southern Water Planning
Environment Agency
Sussex Police-Community Safety
Parks and Landscapes
Environmental Health
Planning and Housing Strategy

Consultations responses received:

County Highways:

No objections. Access road should meet the minimum width requirement of 4.5 metres for shared vehicular access. Pedestrian visibility splays should be accommodated. No highway objection.

County Archaeology:

Application site falls in a location which has produced evidence of prehistoric and Roman

settlement and farming activity in the vicinity. Suggest archaeological conditions should the application be approved.

County Infrastructure:

Previous Comments

Primary school contribution £19,793. Libraries Contribution £1,640. Fire and Rescue contribution £200. Total Contribution £21,633

Current Comments

I can confirm that as long as the application is consolidated as affordable housing within a signed S106 Agreement, that there will be no contributions due to West Sussex County Council.

Should the Developer change their mind and revert to Open Market status, then WSCC will need to be informed and the contributions reassessed.

Parks and Greenspaces:

Contribution for off-site public childrens play area of £1000 per unit should be provided and for public open space provision should be 750 square metres and none is supplied therefore recommend refusal of the application.

Community Safety:

Police - No objections.

Southern Water:

No objections.

District Environmental Health:

No objections.

District Council Housing Strategy & Enabling Manager:

The revised application for 12 affordable dwellings has my full support. It provides for much needed affordable rented houses for local people in an area of considerable high demand for social housing. The scheme mixture of 3 and 4 bed houses is a good mix of family sized dwellings. The individual dwelling layouts are as per a similar development close by at the True Blue site in Wick which is of a good quality and size.

Comments on Consultation responses:

Comments noted. There will be a Section 106 with any approval relating to the affordable homes together with the requirement from Parks and Greenspaces and County Planning. The site cannot provide for the open space and in lieu of this an off site contribution of £1000 per unit would be required.

POLICY CONTEXT

Designation applicable to site:

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[GEN2](#)
[GEN9](#)

The Form of New Development
Built-up Area Boundary
Foul and Surface Water Drainage

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.

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 the visual amenities of the locality or the residential amenities of the 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

PRINCIPLE

The site is within the built-up area boundary as defined by the Local Plan and thereby development is acceptable in principle. The redevelopment of the site by the provision of houses within an existing housing estate is appropriate. PPS3 June 2010 has renewed the minimum density threshold however, new development is still required to make an efficient use of land and the proposal is considered to accord with this objective.

PROPOSAL

The proposal seeks to redevelop the site by providing 12 no. dwellings running through the site in two rows, by way of 6 no. semi-detached properties facing Manning Road and 6no. terraced houses to the rear section. Parking would be located to the rear of the existing access off Clun Road. The other access from Manning Road will be closed off. The dwellings have been set off from the pavement area to allow landscaping to soften the scheme and to prevent the hard block edging of the development that could exist should the dwellings be positioned abutting the pavement.

VISUAL AMENITY

The design of the dwellings is such that it conforms with those within the locality and the orientation is such that they will not result in unacceptable overlooking, overshadowing, overbearing, etc., of neighbouring residential properties. The scheme has been amended to avoid the flank walls of the new dwelling abutting the pavement areas and has now been offset from the pavement to allow provision of landscaping, thereby softening the scheme and reducing its impact on the locality, particularly in relation to its neighbouring properties.

The provision of 1 further dwelling within the terrace section will not adversely affect the visual amenities of the neighbouring residential properties or the character or the locality in general.

SECTION 106

There will be a Section 106 Agreement with the scheme for the 12no. affordable homes and for off site contributions for childrens play areas and public open space. Contributions formerly required for education, fire and libraries, etc. have now been omitted as the application is for all affordable homes. There will still be a contribution required for Childrens Play Area of £12,000 and £12,000 for Public Open Space. Making a total of £24,000

SUMMARY

The application for the redevelopment of the site is considered to be a great improvement over the existing situation of the public house which has been empty for some while and has been subject to vandalism. Whilst there will be some loss of landscaping from the existing site the trees did not make significant contribution to public amenity and the new scheme will allow planting to take place. The scheme will provide 12no. dwelling as affordable homes which is also to be welcomed.

It is therefore recommended that the application be approved subject to the Section 106 Agreement relating to contributions in respect of Childrens Play Area and Public Open Space together with the provision of 12no. affordable dwellings.

RECOMMENDATION

APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT

- 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 This permission relates to the following approved plans:-

620-PL-100 Rev A
620-PL-101 Rev 0
620-PL-102 Rev B
620-PL-400 Rev A
620-PL-200 Rev 0
527-401 Rev 0

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7of the Arun District Local Plan.

- 3 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage in the interests of the visual amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 5 No ground excavations, landscaping works or infrastructure works pursuant to the planning permission will commence on site until the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

Reason: To ensure appropriate investigation and recording of archaeological Heritage Assets on the site in accordance with Arun District Local Plan Policy GEN7 and PPS16 Archaeology & Planning.

- 6 The dwellings hereby permitted shall not be occupied until the access serving the development has been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority in consultation with County Highways.

Reason: To secure satisfactory standards of access for the proposed development in accordance with policy GEN7 of the Arun District Local Plan.

- 7 The dwellings hereby approved, shall not be occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car parking space for the dwellings in accordance with policy GEN7 of the Arun District Local Plan.

- 8 The development hereby approved, shall not be occupied until the existing vehicular site access onto Manning Road has been physically closed and reinstated to footway and grass verge in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority in consultation with County Highways.

Reason: In the interests of road safety in accordance with PPG13

- 9 The dwellings hereby approved shall not be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with PPG13

- 10 The dwellings hereby approved shall not be occupied until pedestrian visibility splays of 2

metres by 2 metres have been provided either side of the site vehicular access onto Clun Road in accordance with plans and details submitted to and approved by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 11 Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to and approved by the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

- 12 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 13 **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.

- 14 **INFORMATIVE:** The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader, West Sussex County Council, County Hall, Chichester, West Sussex. PO19 1RQ (tel 01243 642105)

- 15 **INFORMATIVE:** The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 16 **INFORMATIVE:** A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd., Anglo St. James House, 39A Southgate Street, Winchester SO23 9EH (tel 01962 858688), or www.southernwater.co.uk

- 17 **INFORMATIVE:** This application is subject to a S106 Agreement with regard to

Affordable Homes and financial contribution to Childrens Play Area and Public Open Space.

18 **INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010**

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1, PPS3

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.