

2.2 At present the site is occupied by a single detached dwelling with a detached double garage vehicular access is served from Tangmere. The site is bounded by a high evergreen hedge to the south and east, with fencing to the west and northern boundaries. The site on land raised above the level of Tangmere Road to the east, the driveway and garden slope up toward the house, however the ground levels are consistent with Edwards Avenue to the south.

3.0 The Proposal

3.1 Planning permission is sought for the construction of 3 dwellings; a pair of 3-bedroom semi-detached dwellings (plots 1 and 2) and a 4-bedroom detached dwelling (plot 3). The access and layout of the site and the scale of the buildings are to be considered at this stage. The appearance of the buildings and landscaping of the site would be the subject of a later reserved matters application.

3.2 The proposed semi-detached dwellings would measure approximately 8.1m (h) x 6m (w) x 10.5m(d) with a single storey element 4.5m in depth to the rear. The proposed detached dwelling would measure approximately 8.1m (h) x 10.45m (w) x 12m (d) with a single storey element 3.5m in depth to the rear. The proposal would include a detached double garage to serve the detached dwelling which would measure approximately 2.4m (h) x 6m (w) x 6m(d).

4.0 History

94/01224/DOM

PER

Two storey side extension, single storey rear extension and new access drive.

5.0 Constraints

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Ord	NO
South Downs National Park	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 Representations and Consultations

6.1 - Parish Council
Objection

1. No planning application notices have been sited around the property to alert the community of this proposed development.

2. A search on line of Chichester Observer did not reveal the planning application.

3. Traffic concerns:

a) Tangmere Road is a busy thoroughfare. This proposal adds more cars manoeuvring close to the major junction, the exit from the ESSO garage. Customers for the 2 businesses on the junction of Tangmere Road with the A27 park their cars just beyond this proposed development, adding to the poor visibility and danger for drivers entering Tangmere Road from the A27 and those leaving the garage exit. There is also added risk for those using the cycle path which crosses Tangmere Road at this point.

b) Edwards Avenue is a narrow road. Residents from the houses on Tangmere Road already use this street to park their cars overnight and at weekends. During the day employees and customers of the Architectural Salvage and Joinery businesses at the junction of Tangmere Road with the A27 park their cars along the hedge abutting the proposed detached house. As the double garage entrance is proposed to be in Edwards Avenue, this will move the parked cars either closer to the Tangmere Road junction or further along Edwards Avenue. This will cause issues for the residents as the road is narrow. There is a significant amount of road furniture in the shape of telegraph poles and street lights, plus drive entrances and cars will undoubtedly encroach on the pavements and grass verges causing damage and inconvenience.

c) Residents are already aware of incidents where bin lorries and delivery vans have not been able to access Edwards Avenue from Tangmere Road because of non-residential parked vehicles.

4. The present property is attached to the original RAF sewage system, as are the rest of the RAF housing in this block. The piping is narrow and problems occur periodically because of this. Adding two more properties into this old narrow sewage system will only add to the risk of future problems and distress to those affected when sewage leaks into their gardens as has happened on several occasions in the past.

5. Destruction of mature trees and hedging planned in the building of these properties will Adversely affect the visual appearance of Edwards Avenue.

6.2 - Environment Agency

There is no remaining consented capacity at Tangmere Wastewater Treatment Works (TWwTW) to accommodate further development. The Environment Agency has a presumption against non-mains systems in sewered areas however we have considered this within the wider context of the NPPF and the presumption in favour of sustainable development. On balance we would not have any objections in planning terms to the principle of a non-mains system for foul drainage to enable additional development in this catchment that your Council considered is required and necessary. Strongly recommend a S106 agreement to ensure that any additional infrastructure required to connect to the mains system in the future is provided and provisions are made for management and maintenance of the plant until plans are made for the connection to the mains system once capacity is provided.

The discharge of the treated effluent requires a Permit from the Environment Agency under the Environment Permitting Regulations 2010. A detailed assessment of the information provided of treatment for foul drainage will be undertaken as part of the permitting process.

The temporary provision of private sewerage to developments should not be seen as an alternative to proper infrastructure planning. They should only be used for urgent development where a pressing need for specific development or type of development means it will be occupied before the necessary improvements to the public sewerage infrastructure and sewage treatment facilities are completed.

Recommend a S106 to connect to manage a temporary on-site treatment solution with a later connection to the mains network.

6.3 - Southern Water Services

No objection. Informative required regarding the need to apply for a connection to the public sewerage system.

6.4 - Highways England

No objection.

6.5 - WSCC - Local Development Division

No objection. Recommend conditions regarding the access, closure of the existing access, cycle parking, visibility splays and vehicle parking and turning.

6.6 - CDC - Environmental Health Officer

No objection - recommends conditions requiring; a construction method statement and cycle parking for each dwelling, and an informative in relation to potential for contaminated land.

6.7 - CDC - Drainage Engineer

No objection - The proposed means of surface water drainage is via soakaways, this approach is acceptable in principle and detailed design can be conditioned. To discharge the condition the developer will need to ascertain winter groundwater levels, and undertake percolation tests to BRE365 or similar in the location and depth of the proposed soakaways to support the detailed design.

6.8 6 Third Party Objection letters have been received concerning the following matters;

- a) to remove the house and replace it with 3 would change the character of the village
- b) question whether there is a need for this type of in-filling
- c) foul drainage
- d) traffic and parking
- e) existing garage provides privacy
- f) over bearing and increase in noise and disturbance
- g) reduce light and privacy
- h) overdevelopment
- i) out of context with surrounding development

Applicant/Agent's Supporting Information

6.9 The agent has confirmed that the existing boundary wall on the northern side of the site, which at present supports a lean-to on the dwelling beyond will be retained in situ for the length of the lean-to. Therefore no works would be carried out to the lean-to addition of the neighbouring dwelling to the north. In addition, the agent has confirmed that the applicant

would be willing to enter into an agreement to provide the infrastructure necessary to connect the development to the main sewerage system once the headroom has been increased at the Tangmere Wastewater Treatment Works.

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for Chichester District comprises the Chichester Local Plan: Key Policies 2014-2029 and all adopted neighbourhood plans. The Tangmere Neighbouring Plan (NP) is currently at examination, and therefore carries significant weight.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029 (CLP)

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 5: Parish Housing Sites 2012- 2029

Policy 8: Transport and Accessibility

Policy 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

Policy 40: Sustainable Design and Construction

National Policy and Guidance

7.3 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.*

7.4 Consideration should also be given to paragraph 17 (Core Planning Principles) together with Sections 6, 7 and 10 generally.

7.5 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be

an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

Other Local Policy and Guidance

7.6 The aims and objectives of the Council's Sustainable Community Strategy are material to the determination of this planning application. These are:

B1 - Managing a changing environment

B2 - Greener living

D1 - Increasing housing supply

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i) Principle of development and sustainability
- ii) Design and impact upon character of the surrounding area
- iii) Impact upon amenities of neighbouring properties
- iv) Drainage
- v) Highway safety

Assessment

i) Principle of development and sustainability

8.2 The site is within the Settlement Boundary of Tangmere. Tangmere is identified as a Settlement Hub; a sustainable location where, in accordance with Policy 1 and Policy 2 of the Local Plan there is a presumption in favour of sustainable development. This is consistent with Paragraph 14 of the NPPF which establishes a presumption in favour of sustainable development in such a location, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposal seeks to replace a single dwelling with 3 new residential properties, and therefore the development would make a contribution to meeting the local housing needs of the district.

8.3 Policy 8 of the Local Plan states that the Council will work with stakeholders and developers to improve accessibility to key services, and this includes ensuring that new development is well located and designed to minimise the need for travel and would encourage the use of sustainable modes of transport as an alternative to the private motor car. The proposed development would result in 3 dwellings (a net increase of two) located within walking distance of the village centre, employment areas, the local school and convenience stores. The proposal would therefore provide good access to jobs, services and facilities, and as such would meet the objective of Policy 8 to reduce the need to travel.

8.4 In addition, the Tangmere NP states in Policy 1 that development within the settlement boundary as is proposed here will be supported, provided they are consistent with other policies of the development plan.

8.5 In conclusion, the proposal would provide new dwellings in a sustainable location within a settlement hub. The principle of development therefore accords with national and local planning policies.

ii) Design and impact upon character of the surrounding area

8.6 Section 7 of the NPPF requires good design that improves the overall quality of the area with Paragraph 56 of the NPPF stating that "good design is indivisible from good planning". Policy 33 of the Local Plan requires new development to meet the highest standards of design and to be appropriate in terms of the proportion, form, massing, siting, scale and detailed design to ensure that proposals respect and where possible enhance the character of the surrounding area and the site. In addition, Policy 10 of the NP requires new development to reflect the local character of the village in its scale, density, massing and height. This application seeks approval of access, layout and scale and therefore appearance and landscaping would be the subject of a reserved matters application.

8.7 The application site forms a comparatively large, wide plot, greater in size than many others in the immediate vicinity. There are a number of smaller plots, including plots that have been sub-divided in the surrounding area, including those on the eastern side of Tangmere Road, within close proximity to the application site. The proposed plots occupied by the semi-detached dwellings would measure approximately 7m and 7.5m in width and the southernmost plot, proposed to be a detached dwelling, would measure approximately 16.5m. The width of existing surrounding plots vary from approximately 8m to 16m, with the plot to the south reflecting the wider width of the application site. Notwithstanding this, it is considered that the proposed plots would be similar in width to other nearby plots overall, and that they would not appear overly narrow in their context. It is therefore considered that the sub-division of the site in the manner proposed would not be harmful to the prevailing character of the surrounding area.

8.8 The proposal includes a detached dwelling toward the southern side of the site with a pair of semi-detached dwellings at the northern end of the site. Although the proposed development would result in an increase in built form across the site, a distance of 6.5m would be retained between the southern edge of the site and the proposed detached dwelling, and the planting around the edge of the site would be retained. This would ensure that the spacious, open and green character of this part of the street would not be adversely impacted upon the proposed development.

8.9 The appearance of the proposed dwellings is reserved for later consideration, however the indicative streetscene drawings submitted with the application demonstrate that the proposed dwellings could be accommodated on the site without exceeding the height of the neighbouring properties to the north and west. The indicative plans also show that characteristic features of existing nearby buildings, such as gable ends and chimneys could form part of a later proposal, and a flat roof garage would be provided to the rear of plot 3 which would integrate the development well with Edwards Avenue, where flat roof garages between dwellings is commonplace. As such the development has the potential to integrate sensitively into the streetscene.

8.10 For the reasons set out above it is considered that the proposed development would respect the character and appearance of the surrounding area, and therefore the proposal accords with national and local planning policies in this respect.

iii) Impact upon amenities of neighbouring properties

8.11 The NPPF states in paragraph 17 that planning should ensure a good quality of amenity for all existing and future occupiers of land and buildings, and policy 33 of the Local Plan seeks to provide high quality living environment in keeping with the character of the area and protect neighbouring and public amenity. The detailed design and location of fenestration would be considered at the reserved matters stage, however the layout and the scale of the proposal and the impact this would have upon the amenity of neighbouring properties has been considered.

8.12 At present there is a double garage with a high pitched roof built up to the northern boundary of the site. The structure is approximately 0.75m from the dwelling to the north, and at the rear of the garage the neighbouring property has erected a lean-to which rests on the garage wall. The proposed dwelling at the northern end of the site would be approximately 2.8m away from the neighbouring dwelling, and at full height the proposed dwelling would extend 0.6m beyond the rear elevation of the neighbouring dwelling to the north, although there would be a single storey element to the rear. There is a wide kitchen window on the rear elevation of the neighbouring property to the north, and the proposed rear extension would not exceed the 60 degree angle taken from the centre of this window. In addition, the plans indicate that the single storey extension would have a flat roof thereby minimising the impact of the proposal. It is therefore considered that the proposal would not harm the amenity of the neighbouring property.

8.13 The proposed first floor windows on the rear elevations of the dwellings would be 16m from the boundary with the neighbouring dwelling to the west on Edwards Avenue, and the single storey elements would be 12.4m from the same boundary. It is considered that these distances would be sufficient to ensure that the proposal would not result in an unacceptable level of overlooking.

8.14 In conclusion, it is therefore considered that the proposed dwellings would be sufficiently distanced from the surrounding dwellings to ensure that the development would not result in an unacceptable level of overlooking, and would also not result in loss of light, to the neighbouring properties subject to sensitive design at the reserved matters stage.

iv) Drainage

8.15 A number of third party comments have been received expressing concern about surface water flooding. The Council's drainage engineer has advised that there is an existing surface water drainage system crossing the site, however the proposed development would not feed into this system and therefore it would not be affected by the proposal. The principle of a scheme of surface water drainage controlled through on-site disposal is acceptable in principle, a condition is recommended requiring details of the proposed surface water drainage scheme, including over winter groundwater monitoring and percolation testing, as recommended by the Council's drainage engineer. This will ensure that the final surface water drainage strategy is appropriate for the site.

8.16 At present there would be insufficient headroom at the Tangmere Wastewater Treatment Works (TWwTW) to service foul water disposal for the proposed dwellings. It is anticipated that the scheme to increase capacity at the Tangmere Wastewater Treatment

Works would be completed by December 2017 and the development is likely to be occupied in early 2017 if permission is granted. Therefore, the applicant has agreed to provide the necessary measures to enable the development to be connected to the main sewerage system when the works to upgrade the system have been completed. Given the likely build out rates of strategic sites within the catchment of the TWwTW it is possible that there would be capacity to meet the demands of the 2 additional dwellings on the application site at the time there would be constructed. However in order to safeguard the capacity it is recommended that a S106 be completed to ensure that appropriate drainage be put in place during the construction of the development and to connect the development to the main drainage network once headroom is available if this is required.

v) Highway Safety

8.17 The Highway Authority has confirmed that it has no objection to the proposal in respect of highway safety subject to conditions to secure appropriate parking and turning facilities, cycle storage and visibility splays. A number of objections have been received regarding issues with parking and traffic flow in the area; however it is considered that the proposed provision of 2 parking spaces, plus a double garage for the detached dwelling, and the provision of 2-3 parking spaces for each of the semi-detached dwellings would meet the needs generated by the development. Therefore the development would be unlikely to add pressure upon the local highways in terms of parking provision, although it should be noted there is unrestricted on street parking available close to the site. The Highway Authority has advised that in this location on-site turning space would not be a requirement; however it is considered that turning could be provided on-site and that this would be beneficial with regard to highway safety. Therefore a condition is recommended requiring details of the proposed turning to be submitted and agreed by the Local Planning Authority.

8.18 In addition to the requirements of the Highways Authority a condition requiring a construction management plan is recommended to manage the pressures on the highway network, and the impact upon the amenity of neighbouring properties during construction.

Significant Conditions

8.19 It is recommended that conditions are imposed to ensure the proposed materials and window details are appropriate given the sensitive nature of the site. Conditions are also proposed to ensure the proposed refuse and cycle storage is provided in accordance with the details submitted, and a construction management plan is submitted to minimise disturbance to the neighbouring properties and the highway network during construction. In addition conditions are proposed in relation to the proposed surface water drainage scheme and the foul drainage scheme, and an informative is also proposed regarding the presence of existing drainage pipes within the site. In addition, it is recommended that permitted development rights would be removed from the proposed dwellings.

Conclusion

8.20 Based on the above assessment of the material planning considerations it is considered the proposal complies with development plan policies 1, 2, 5, 33, 39, 42 and therefore the application is recommended for approval.

Human Rights

8.21 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

DEFER FOR S106 THEN PERMIT

- | | | |
|----|--------|---------------------------------------|
| 1 | A03F | Time Limit - Outline |
| 2 | A04F | Time Limit - Reserved Matters |
| 3 | B02F | No Departure from Plans - All Aspects |
| 4 | U97594 | Materials |
| 5 | U97595 | Site levels and sections |
| 6 | U97596 | No extensions |
| 7 | U97597 | Access, turning and cycle parking |
| 8 | U97598 | Visibility plots 1 and 2 |
| 9 | U97599 | Visibility plot 3 |
| 10 | U97600 | Construction Method Statement |
| 11 | K01H | Landscaping |
| 12 | K02G | Landscaping |
| 13 | U97643 | Foul drainage |
| 14 | U97646 | Surface water drainage |
| 15 | U97647 | No extensions or alterations |

INFORMATIVES

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|---|--------|--|
| 1 | W02F | S.106 Agreement |
| 2 | W44F | Application Approved Without Amendment |
| 3 | W12F | Letter |
| 4 | U97648 | Utilities on the site |

INFORMATIVES

For further information on this application please contact Fjola Stevens on 01243 534734