Development Control – Delegated Officer Report

Application Number: AWDM/0734/11 Recommendation – APPROVE

Site: The Ball Tree Inn, 1 Busticle Lane, Sompting BN15 0DH

Proposal: Application for approval of reserved matters (landscaping and minor changes to external appearance) of permission ADC/0061/11 (for redevelopment with 10 new dwellings)

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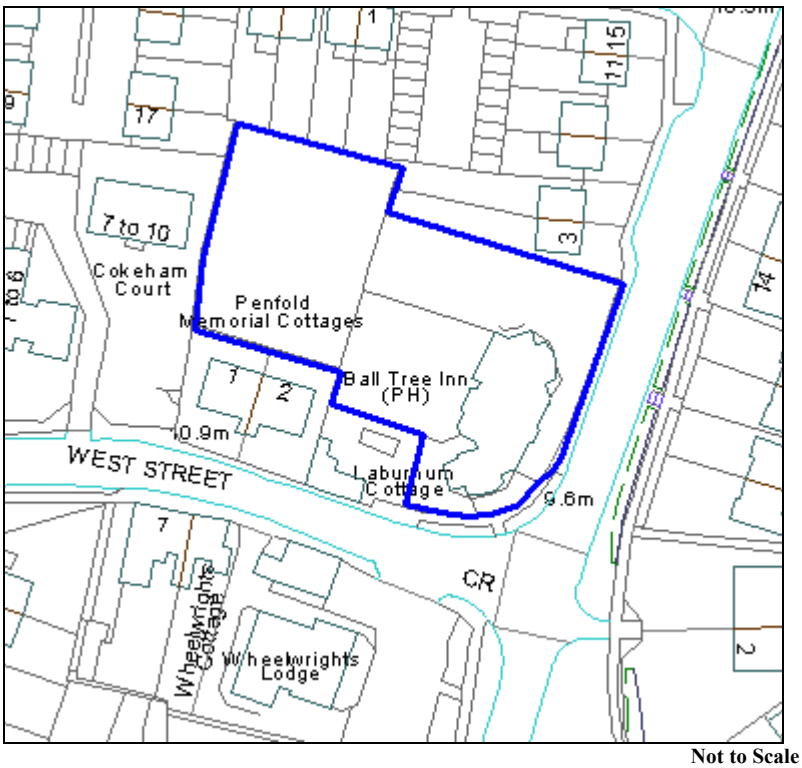

Not to Scale

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The Application

Permission for this redevelopment of the site with 10 dwellings was granted in May 2011. Although an outline application, it included details of access, layout and the scale and appearance of the buildings. The present application is for approval of the reserved matters of landscaping.

The plans also show some minor revisions to the fenestration of the bungalow on plot 8 and a 'step' where the houses on plots 1 and 2 are attached.

Consultations and Representations

Adur & Worthing Councils: The Parks officer has no comments on the landscaping and comments that the ivy on the corner sycamores should be severed.

Sompting Parish Council: No objections to the landscaping but questions whether any trees should be made subject to a TPO and whether a firm requirement for repair and future maintenance of the flint walls could be secured by a section 106 Obligation.

Third Parties: No comments of relevance to the subject matter of the present application have been received.

[2 letters have been received from residents of No.14 Busticle Lane and No.9 Greentrees Crescent. The former is concerned that the development will look overcrowded despite the proposed landscaping; not enough parking spaces are proposed as most households have 2 cars and this would lead to further pressure on on-street parking space; and huge traffic congestion will occur. The latter raises concern about detriment to highway safety and more pollution from additional traffic; detrimental effect on existing trees; loss of privacy to neighbours; and the site would be better used as an open space or play area]. NB. these matters were considered under the previous application ADC/0061/11 and cannot now be reconsidered.

Relevant Planning Policies and Guidance

Adur District Local Plan 1996-2003 (ADC 1996) (saved policies): AG1, AH2, AB23, AB26-27
Design Bulletin "Trees and Landscaping" (ADC 1996)

Planning Assessment

Policy AH2 relates to new residential development by way of infilling and redevelopment and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment and do not detract from the residential amenities of other dwellings.

Policies AB26 and AB27 require tree planting and landscaping on new residential developments on a significant scale relative to the scale of the development and as an integral part of the overall design. AB23 (and AB26) refer to making a TPO if appropriate. Supplementary guidance is contained in the Council's Design Bulletin "Trees and Landscaping".

Existing trees

There are 2 large intergrown sycamore trees adjacent to the road junction, which are a prominent feature of the streetscene. These are shown retained but precautions will need to be taken within their root protection zone. A small adjacent sycamore of no consequence will be removed.

There are other trees along the western (rear) boundary which are within Cokeham Court but overhang the boundary. The proposed houses are sufficient distance away as not to harm their roots or threaten their future existence. A willow tree within the garden of Laburnum Cottage is also far enough away from the proposed buildings.

Proposed new planting

The proposals include the planting 8 new trees, 4 silver birch, 2 sorbus and 2 prunus. 2 of these will be planted on the north side of the new access road; 3 on the south boundary to provide screening at the rear of Laburnum Cottage and the other 3 to provide screening in the north-west corner.

The majority of the new planting comprises 355 shrubs of various types (ceanothus, choisya, euonymus, fatsia, griselinia, hebe, lavandula, photinia, rosmarinus) plus 149 herbaceous plants and grasses (agapanthus, carex, festuca, geranium, heuchera,

nandina, phormium). The shrubs include 157 griselinia planted as hedging mainly along the southern part of the road frontage and the forwardmost part of the north side boundary. The other shrubs and plants are mainly in front of the houses and bungalow and at the sides of the carport barn.

Overall, the planting would present an attractive and varied mixture creating a pleasant environment for the dwellings and improving the Busticle Lane frontage.

Minor elevational revisions

The submitted plans include minor changes comprising a revised window arrangement for the bungalow on plot 8 (arising from a revised internal layout) and a 0.4m 'step' in the eaves line where the houses on plots 1 and 2 are attached (owing to the variation in ground level).

One of the 2 windows in the south elevation of the bungalow would be re-positioned; the west side elevation would have 2 windows and patio doors and a small dormer window (rather than 4 windows and a door); the main front window would be split into 2 windows; and the east side would now be blank. These changes would not result in any increased overlooking of neighbouring properties and are visually acceptable.

The change to plots1 & 2 is also considered to be minor and of no material consequence.

Recommendation

APPROVE the reserved matters (landscaping and revised external appearance of plots1, 2 and 8) of ADC/0061/11 for the reason:-

1PA (amended) The detailed design of the proposed landscaping would enhance the proposed development and the local urban environment and the revisions to the external appearance of the dwellings on plots 1, 2 and 8 would have no material effect. There would consequently be no conflict with the relevant policies of the Adur District Local Plan (AB23, AB26, AB27, AH2).

Subject to:-

1. The existing trees shown on the landscaping plan shall be retained except for the removal of the small sycamore indicated on the plan by a broken line (closest to the proposed house on plot 1). *R. For the avoidance of doubt and in the interests of amenity having regard to policies AB23 and AB25 of the ADLP*.

Case Officer: Keith Morgan Date: 3 November 2011