Development Management - Delegated Officer Report

Application Number: AWDM/0700/19 Recommendation – Approve

Site: 29 Grafton Gardens, Sompting

Proposal: Demolition of existing shed and construction of two storey 2 bedroom dwelling attached to existing east elevation.

Date of site visit: 23 May 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house which is perpendicular to the road (Grafton Gardens). Unlike its neighbours, it has a side garden, 6.3m wide, on which it is proposed to construct an attached 2 bedroom house, measuring 5.1m wide. It will be the same depth as the existing house but with a 3.5m deep flat roofed ground floor projection at the rear. Car parking exists in front of the site and there is on street parking available, with a layby adjacent to the site.

There is a public footpath which runs in front of the site, separating it from the side of 53 Grafton Gardens to the north. There is also a footpath at the rear which separates the site from a pair of bungalows (25 and 27) to the south.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection subject to a condition requiring provision of cycle parking

Adur and Worthing Councils: Original Comments: The **Engineer** objects. On the basis that surface water cannot be discharged to the surface water sewer despite it being in the garden of the proposed development because of the recent SWS decision to dis-own sewers, I require further details relating to surface water disposal.

2nd comments following submission of drainage details: I have now received further correspondence and drainage proposals from the project architect, who has agreed to look at disposal of surface water via soakaways.

I would reiterate that connection to the surface water sewer is not possible as there is no defined owner of the sewer since Southern Water relinquished responsibility for the sewer system. Connection irrespective of Building Inspector approval would effectively be illegal.

The applicant needs to assess if the use of soakaways is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location to ascertain if a soakaway will adequately empty. There appears from the drawings to be sufficient area to adequately site soakaways.

Therefore in the absence of any ground investigation details or detailed drainage details in support of the application we request that should approval for this new build be granted it be conditional such that 'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'

Soakage tests in accordance with DG 365 (2016) or similar will be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas.

The **Environmental Health Officer (Private Sector Housing)** has no objection.

Southern Water: Request condition to secure details of measures to divert public sewer within the site

Representations

2 letters of objection received from the occupiers of 31, 33 Grafton Gardens:

- Overbearing
- Will worsen parking problems
- Increased dust and noise during construction
- Concerned that twitten at rear will be difficult to access in future
- Loss of light

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 20, 22, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed dwelling would match the form and external appearance of the existing terrace but would be slightly wider (5.1m compared with 4.7m). The increased width is necessary in order to meet current space standards and it is not considered that it is especially noticeable, being at the end of the terrace and with the rest of the terrace running in a line away from the road and therefore not clearly visible in its entirety.

The new house would extend the terrace closer to the road to the east and it would project beyond the front line of the terrace to the north and the bungalows to the south. However, the presence of the layby immediately to the east of the site prevents the new house from abutting the main highway while a gap of 1.25m is proposed to be retained to the side boundary where there is currently a thick conifer hedge. The hedge is shown as being retained but even if it were to be removed, the proposed house is not considered to be unduly intrusive or harmful to the street scene.

Residential amenity – existing occupiers

Being at the end of the terrace the proposed dwelling will not have an adverse impact on its attached neighbour. The rear extension, at 3.5m deep, complies with the Council's DM Standard and should not cause a loss of light or outlook to No.29, which is owned by the applicant. The proposed extension is shown as 'bulging' slightly over towards No.29, resulting in a step in the new boundary line.

The new rear garden area for No.29 will be reduced to 53m2 which is less than the Council's standard of 65m2 for a 3 bed terraced house. However, it would be consistent with the rear garden sizes of other dwellings in the terrace and the shortfall is not considered to cause sufficient harm to amenity to warrant refusal.

Residential amenity – proposed occupiers

The new dwelling will have an internal floor area of 80.5m2 which is just above the national minimum standard for a 2 bed 4 person house. Externally, the rear garden area will be 73m2 which comfortably exceeds the Council's standard of 50m2 for a 2 bed terraced house.

Parking and Access

The two existing parking spaces in front of the site are to remain and the application indicates that they are to be shared between both the existing and proposed dwellings. There is also a parking layby immediately adjacent to the site.

There is no highway objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No Part 1, Class A, B extensions or Part 2 Class A development
5. Cycle parking
6. Surface water drainage details
7. CMP
8. Sewer diversion details

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Southern Water x 2

Case Officer: Peter Barnett Date: 14 June 2019

Authorised by: Gary Peck Date: 14 June 2019