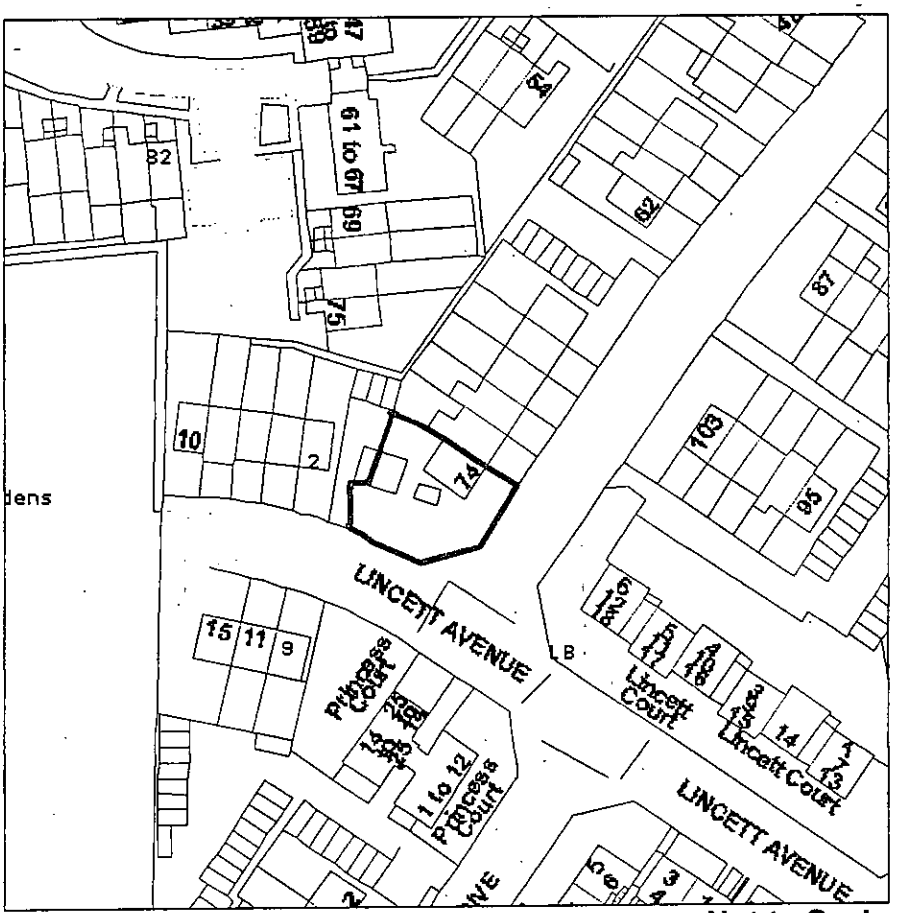
Mr M J O'Brien
Randall and Chisnall Limited

WB/09/0890/FULL
TAR
JMO

Location : 74 Upton Road

Proposal: Erection of three bedroom house to side of the property



Not to Scale

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1. THE PROPOSAL AND THE SITE

The application property comprises a modern, brick built, end of terrace house dating from the mid 1960s, occupying a large corner plot at the junction of Upton Road and Lincett Avenue. The terraced block is made up of 6 houses constructed of brick under a concrete tiled, gable ended, pitched roof. The external finish of the 4 no. mid-terraced houses differs from the end units, being tile hung at first floor with distinctive green/grey tiles. Each house has off-street parking in front of the house, with the mid-terraced units also

benefitting from an integral garage. The site adjoins a small compound of 4 garages to the rear (west).

The front and south side garden of the application property is enclosed by a low brick wall, wrapping round into Lincett Avenue. In addition to the off-street parking space in front of the house, the application property also benefits from a large detached, flat roofed garage located to the side and rear of the house, served by a drive accessed off Lincett Avenue (although there is no formal dropped kerb in place).

Planning permission was granted in April this year for the erection of a 3 bedroom end of terrace house attached to No. 74, involving the demolition of the existing detached garage (WB/09/0165/FULL refers). The approved dwelling is identical to No. 74 in terms of its design and dimensions, with a small private rear garden varying in depth between 5 to 7 metres. One parking space would be provided utilising a formalised vehicular access off Lincett Avenue. The remainder of the space to the side (south) and front (east) of the house is retained as garden.

Permission is now sought for a revised scheme for a 3 bedroom end of terrace house. The only change to the approved scheme involves the addition of a single storey element across the full width of the rear elevation of the new dwelling to enlarge the living room area. It would project 1.8 metres into the rear garden, having a part flat, part hipped roof.

2. APPLICANT'S DESIGN AND ACCESS STATEMENT

The applicant has submitted a Design and Access Statement summarised as follows:-

"Amount
The proposal is a modest form of development that would not harmful to the area nor unacceptably intensify the use of the site. It will make the best use of land by providing a much needed good quality housing unit within the built up area.

Scale
The proposed dwelling would be 2-storey to match the existing.

Landscaping
The frontage of the site will be laid to lawn and planting (mainly shrubs to the perimeter wall) with some hardstanding to provide parking.

Appearance
The existing building is of a traditional design finished with red brick walls and a pitched tiled roof. It is part of a terrace with tile hanging to the front elevation on the inner houses. It is proposed to maintain this by providing tile hanging to the front upper elevation of No.74. It is envisaged the proposed

dwelling would closely match the style, form, and materials of the existing building. All new windows and doors will match the existing.

Access
The existing access at the front of No.74 will remain to serve the existing house. It is not considered that the creation of the new dwelling will materially affect traffic calling to or from the site or add to on-street parking in the locality. The site is sustainably located from a public transport point of view. A secure cycle store is proposed to serve the new dwelling. The site has good cycle and pedestrian links to the town centre.

Sustainability
It is proposed the new dwelling should attain Code for Sustainable Homes Level 3."

3. CONSULTATIONS

West Sussex County Council including the **Highway Authority** and the **County Archaeologist** comments as follows:-

"Highways

West Sussex County Council was consulted previously on Highway Matters for this location under planning application WB/09/0165/FULL to which no objections were raised. There do not appear to be any alterations which would impact on the highway issues and therefore may I direct you to my previous comments and conditions.

Archaeology

In terms of archaeology we have checked the West Sussex HER and considered the potential impact of the development proposals. Although the coastal plain is rich in prehistoric and Roman remains, the scale of the development and the 'footprint' is sufficiently modest that we consider an archaeological response unnecessary in this instance.

Any approval of planning permission should be subject to conditions relating to the creation of the new access, pedestrian visibility at the new access, and the provision of secure, covered cycle parking to serve the new dwelling."

The **Executive Head of Health, Housing and Community Safety** raises no objection, but recommends the standard precautionary condition relating to contaminated land.

4. REPRESENTATIONS

One letter of objection has been received from the occupier of No. 2 Lincett Avenue raising the following concerns:-

i) Loss of light from the kitchen window; the limited view of greenery and sky will be obliterated;

ii) Loss of building line since the front of the houses in Lincett Avenue are currently in line with (the side of) Upton Road.

iii) Large vehicles parked on the proposed hardstanding would restrict views from the lounge. Future proposals for a garage would impact on daylight.

5. RELEVANT PLANNING HISTORY

Full planning permission was granted in April this year for a very similar proposal for an attached 3 bedroom house (WB/09/0165/FULL refers). That permission was a renewal of an earlier unimplemented permission for an identical attached house (WB/05/1305/FULL refers), which lapsed in January 2009.

Planning permission for the erection of 2 no. 2 bedroom dwellings attached to the south side of No. 74 was refused in January 2007 (WB/06/1269/FULL refers) on the following grounds:-

1. *The proposal represents a cramped and oppressive over development of the site that due to its size and position would be harmful to neighbouring amenity by means of a loss of light and overlooking. It is also considered that the size and mass of the proposal would be harmful to the appearance of this open corner to the detriment of the streetscene. The proposal is therefore contrary to adopted Local Plan policies BE1, BE2, H2, H9 and H18 and adopted West Sussex Structure Plan 2001-16 policies DEV1 and CH1.*

2. *The proposal represents a poor living environment for future occupiers due to inadequate private amenity space and a poor outlook for the rear unit. The proposal is therefore contrary to adopted Worthing Local plan policies BE1, H2 and H18 and policy DEV1 of the adopted West Sussex Structure Plan 2001-16.*

6. PLANNING ASSESSMENT

The precedent of an extant permission for a similar development is a material consideration of some considerable weight in the determination of the current application. Although site circumstances have not changed during the intervening 7 month period, there has been a change to the policy framework with the West Sussex Structure Plan 2001-2016 having been replaced by the South East Plan 2009.

The application should therefore be considered in relation to the saved Local Plan Policies BE1, H18 and TR9, and South East Plan Policies SP3, CC1, CC2, CC4, CC6, H1, H2, H4, H5, T2, T4, NRM5, NRM11, BE1 and BE2.

The principle of an attached 3 bedroom end of terrace dwelling on this site has already been accepted. The relevant consideration is essentially limited to the impacts of the additional single storey rear element on the suitability of the scheme, the effect on the visual amenities of the locality and on the living conditions of the occupiers of neighbouring properties. No additional habitable rooms are proposed, compared to the extant scheme, and thus there are no additional parking and highway implications.

As before, the proposed house would match the existing terraced property in terms of its size, form, design and appearance but now with a slightly larger footprint. It would not project any further forward of the front of the adjoining terrace of houses to the west (Nos. 2 to 10 Lincett Avenue) than the approved scheme, the proposed single storey element being entirely enclosed within the rear garden. Although the addition would be visible in views from Lincett Avenue, it would appear as a modest extension to the main dwelling and would not appear unduly conspicuous or out of keeping with the character of existing development. A section of garden fencing between the rear of the single storey addition and the site boundary (defined by the flank wall of the detached garage in the adjacent compound) would enclose the rear garden.

The useable area of the enclosed rear garden would be reduced to 23 square metres with a depth varying between 3.6 and 5.6 metres. In other circumstances this amount of amenity space to serve a family dwelling would likely be considered unacceptable. However, this corner property also benefits from a generous side garden some 7 metres deep and 10 metres wide, which although not private, would supplement the small enclosed garden at the rear.

As before, it is proposed to tile hang the first floor, front elevation of the existing house, No. 74, in order to help maintain the distinctive appearance of the 'inner' terraced units compared to the plain brickwork elevations of the end units. The appearance of the proposed dwelling would also match the existing in terms of the style and proportions of windows, and the inclusion of a flat roofed porch in the centre of the front elevation. Accordingly, it is considered the proposed dwelling would have a satisfactory appearance, harmonious with the character of existing surrounding development.

There would be a minimum distance of 11 metres between the rear elevation of the single storey element of the proposed house and the flank wall of No. 2 Lincett Avenue consisting of the small rear garden of the new dwelling, plus the access drive and a detached garage within the adjacent small garage compound. There are a number of windows in the flank wall of No. 2 Lincett Avenue which face onto the latter and the rear of No. 74 Upton Road beyond. It was previously accepted, in approving the earlier schemes, that the outlook from these windows would be altered. However, given that, at its closest, the bulk of the detached garage building is sited in between the proposed additional single storey element and the flank wall of No. 2, it is considered the proposed additional single storey element would have no material impact

on the amenities of this property in terms of loss of daylight, overshadowing or overbearing effect.

7. CONCLUSION

The proposal represents an acceptable form of residential infilling which would not harm the character or amenities of the area and it is recommended that planning permission is granted.

8. RECOMMENDATION

Planning permission be granted subject to the following conditions:-

1. C1AREV Standard time limit
2. C9F Materials to be agreed and to match existing building
3. C7C No extensions to dwelling without permission
4. C5B Parking to serve proposed dwelling to be provided before occupation
5. C5K Provide cycle parking to serve dwelling
6. C6A Access to parking space to be provided
7. C7G Limit hours of construction
8. C8A Landscaping scheme to be agreed and provided
9. C6G Pedestrian visibility at new access
10. C13L Sustainable design measures to attain Code for Sustainable Homes, Level 3
11. Precautionary contaminated land

9. BACKGROUND PAPERS

Observations of West Sussex County Council
Observations of the Executive Head of Health, Housing and Community Safety
Letters of Representation from a Member of the Public

8th December 2009