Expiry Date - 14/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0134/10 **Recommendation – Permit Application**

Site: **148 Abbey Road Sompting West Sussex**

Proposal: **Erection of a pair of semi-detached three-bedroom bungalows with rooms in roof (with rear dormers) and detached garages (amendment to ADC/0488/08 altering design of roof from hip to part gable with additional rear roof lights)**

The Application

The site is triangular in shape and is located on the west side of Abbey Road, 50m north of its junction with Cokeham Road. Previously on the site was a detached bungalow and single garage which were set back. The site is enclosed to the front by a hedge and there is an existing vehicular access. Surrounding the site are mainly semi-detached bungalows, some with rooms in the roof with dormers, on fairly uniform plots to the north, west and south. The site itself and the plots to the east on the opposite side of Abbey Road are more irregular due to the layout of the highway.

Outline permission has already been granted (in December 2007) to build a pair of semi-detached bungalows, each with single garages either side (ADC/0655/07). The permission included approval of the layout, scale and means of access, with closure of the existing access and two new accesses from Abbey Road. The bungalows were shown on the indicative plans as single storey (with two bedrooms), 13.2m wide overall and 10.2m deep, positioned centrally on the site and set back from the highway by 4 metres. The hipped roof was shown 5.6m high to the top of its short ridge.

A subsequent application for two detached three-bedroom bungalows with attached single garages was refused in July 2008 (ADC/0284/08). The bungalows were each shown a maximum of 14m wide and 7.4m deep, with a ridge height of 5.7m, and included a room in the roof with a rear flat-roofed dormer. The grounds of refusal were overdevelopment and detriment to the environmental character and residential amenities of the locality.

Following this full planning permission for a pair of semi- detached three-bedroom bungalows with rooms in roof, rear dormers and detached garages was granted in January 2009, ADC/0488/08. The two bungalows together have a width of 19.9m overall and depth of 6.8m-8.2m. The maximum height of the hipped roof is 5.5m. There is a distance of 4m-4.5m between the highway and the front of the proposed dwellings. The detached single garages are adjacent to the side boundaries of the site with 5.2m long driveways in front. The dwellings have two bedrooms, a kitchen, bathroom

and living/dining room on the ground floor and a bedroom and bathroom within the roof space.

The current application is a further full planning application to amend ADC/0488/08. It is proposed that the design of the roof will be changed from a hipped to a part gable roof with the addition of roof lights to the rear roof slope. This will allow for an increase in floor space at first floor level. The current scheme presents a different layout from that previously approved over both the ground and first floor. The bungalows remain three bedroom as previously approved.

The ground floor has not increased in footprint however instead of two bedrooms, a kitchen, living/dining room and bathroom the proposed layout shows one bedroom at ground floor with the addition of a utility room and an ensuite. The two further bedrooms are proposed at first floor with an ensuite, (the previous scheme had one bedroom and a large bathroom at first floor.)

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Adur District Council: **-** The Environmental Health Officer has no objection to the proposal.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No. 2 'Space Around New Dwellings and Flats'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

As stated above the principal of the proposed dwellings at this site is accepted by the previously approved outline and full planning applications. The only matter for consideration here is the difference between the previous full application ADC/0488/08 and the current scheme. The impact of the proposed alteration to the roof design to form hip to part gable and addition of rear roof lights.

Policies

Government guidance in PPS3 encourages the provision of high quality housing which is well designed, suitably located and built to a high standard, a mix of housing to support a wide variety of household and an efficient and effective use of land including re-use of land when appropriate.

Local Plan policy AH2 encourages new development by way of infilling provided that appearance, character and scale is in keeping with the local area, it does not have an uneighbourly effect on existing dwellings, it incorporates an adequate standard of residential amenity for the new dwelling, acceptable access and parking arrangements are provided and it accords with the standards in DC Standard No. 2 'Space Around New Dwellings and Flats.'

Residential Amenity

The impact of the proposed bungalows on the occupiers of the adjacent residential properties was considered when permission was granted for ADC/0488/08. The previous report stated the following: -

"The main property to be affected in this case is no. 146 Abbey Road the semi detached dwelling to the west of the site. Prior to its demolition the bungalow at the site was sited 2 metres from the boundary of this neighbouring property adjacent to the rear garden. The garage of the proposed most northerly bungalow will be at a minimum of 0.5 metres from the boundary with this property, with the proposed bungalow being a minimum of 4.6 metres from the boundary. There are no windows to be affected in this case on the side elevation of no. 146. The proposed rear dormer will face towards the rear garden with a minimum distance of 11 metres to the boundary.

The bungalow opposite at no. 6 Abbey Road is screened from the highway by a 2 metre high hedge and is set back from the highway by 9 metres. There will be no adverse impact on this property in this case. The other bungalows opposite at nos. 4 and 8 Abbey Road will be able to view the proposed development from their properties however there is considered to be no adverse impact in this case."

The proposed roof lights will not result in any increased overlooking or loss of privacy. There is as already approved a rear dormer at each bungalow. The dwellings to the south of the site no. 26-32 Cokeham Road have long rear gardens which back onto the site however the dwellings are at a minimum distance of 25 metres from the proposed building. Due to the distance there will be no adverse impact in this case.

The increased bulk of the roof from a hip to gable will not result in any loss of light or overbearing impact to adjacent dwellings. This is due to the distance of the adjacent bungalows and the proximity of the proposed bungalows to the boundary of the site.

The revised layout of the bungalows is considered to be acceptable.

Visual Amenity

The bungalows as proposed relate in design terms to the other buildings within the street scene and surrounding built environment. The building

heights are consistent with the adjacent properties. The increased bulk of the roof and addition of rear roof lights will not have any adverse impact on the visual amenity of the area.

The proposed materials are bricks, tiles and render. It is considered that subject to samples being approved prior to commencement of works that this will be acceptable and in keeping with the dwellings within the surrounding locality.

Access and Parking

The access and parking arrangement have not changed from the previously approved scheme and two parking spaces are proposed for each dwelling, accommodated by a single garage and hard standing to the front. A Section 106 agreement was completed in relation to the previous application there is no change to the TAD contributions in this case.

Recommendation

APPROVE for reason that :-

The proposed development is within the built up area and would help meet the need for additional housing without detracting from the residential amenities of neighbouring properties, from the visual amenities of the locality, and without detriment to highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2)

1. C1Ci (Standard time limit)
2. C12Aii (External materials for walls and roofs of buildings to be approved)
3. C7Cii (Details of walls/fences related to buildings to be approved and implemented)
4. C8Bv (Parking spaces garages and access facilities for dwellings to be constructed and retained)
5. C9Aii (Pavement crossing details)
6. C9F (Visibility splays for individual access to be provided and retained)
7. C9Kii (Existing access to be closed prior to occupation of building)
8. C11A3 (Hard and soft landscaping scheme)
9. C18K (Provision of waste storage)
10. The development hereby approved shall be carried out in accordance with the following approved plans: -

    Drawing no. 433/03 Rev B – received 19th April 2010

    Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 20/5/10