Development Management – Delegated Officer Report

Application Number: AWDM/1493/23 Recommendation: Refuse

Site: 1 Abbotts View, Sompting

Proposal: Erection of attached dwelling. (Resubmission of AWDM/0599/23)

Date of Site Visit: 22nd November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to an end of terrace dwelling fronting a cul-de-sac off Halewick Lane. It is proposed to construct an attached 2 bed gable-ended dwelling on the western end of the terrace on what is currently the side garden of No. 1. A single off-street parking space each will be provided for both the existing and proposed dwellings.

The two houses at the western end of the terrace differ from the rest of the terrace in that they are stepped further forward and have white cladding at first floor. The proposed dwelling will match the materials on these end houses.

Planning History:

1 Abbotts View
AWDM/0599/23 - Erection of attached dwelling - withdrawn

12 Halewick Close
AWDM/1458/19 - Construction of attached 3 bedroom two-storey dwelling to west elevation - approved and built

1 Halewick Close

AWDM/1439/17 - Proposed attached 3 bedroom dwelling to west elevation with vehicle access and parking at front – approved and built

Consultations:

West Sussex County Council: The Highways Authority has no objection.
Access and Visibility

The proposed dwelling will utilise an existing Vehicle Crossover (VCO) on Abbotts View, whilst a proposed extended VCO will be provided to facilitate access to the existing dwelling. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.
From inspection of WSCC mapping, there are no apparent visibility concerns with the existing and proposed points of access on to Abbotts View. In addition, the proposed development is not anticipated to give rise to a significant material intensification of movements to or from the site.
Parking and Turning
Existing hardstanding will be utilised, providing one car parking space for both the existing and proposed dwellings. On-site turning does not appear achievable, although this is the existing arrangement and has been operating safely with no known safety concerns.
The WSCC Car Parking Demand Calculator indicates that the proposed dwelling would require two car parking spaces. As such, overspill parking would have to be accommodated on-street. The LHA does not anticipate that this would lead to an adverse highway safety impact or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.
No details of cycle parking have been provided. Cycling is a viable option in the area and the LHA request secure cycle storage for at least one bicycle be provided in accordance with WSCC Parking Standards.
Sustainability
The site is situated in a sustainable location within walking/cycle distance of local services and amenities. There are opportunities for sustainable travel, with regular bus services available from nearby Steepdown Road. Lancing Train Station is within cycle distance, approximately 2.3km southeast of the site

Adur and Worthing Councils: Public Health: Recommend control over hours of construction

Private Sector Housing: No objection

Trees and Landscape: Object. I note that the proximity of the building is outside of the RPA so less likely to cause any problems to the roots. However, I consider that although the spread of the tree is acceptable for the existing garden, it would be too much for a much smaller area. On that basis I would still object, as the new building is likely to create future pressure on the existing TPO tree.

Sustainable Drainage: Recommend requesting a flood risk assessment and sequential test due to the medium and high surface water flood risk of the site.

Southern Water: Standard advice

Sompting Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 22, 28, 30, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal involves increasing the 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 area

Visual amenity

The dwelling will match the attached dwelling in form, size and appearance. It will extend the length of the terrace, bringing it closer towards Halewick Lane. At its closest point it will be just 0.85m from the site boundary, which is considerably closer than the two other end of terrace dwellings recently constructed to the north. This gap widens to almost 3m at the furthest point from the boundary, due to the angle of the boundary and the curve of the road. The line of the road curves westwards and dwellings further south can be seen projecting beyond the line of houses in Abbotts View. There is also a large, mature tree within the garden of 12 Halewick Lane to the north which helps to screen the site in views from the north. Consequently, while it would be closer to the boundary with Halewick Lane than other houses in the street, the proposal is not considered to be unduly intrusive or cause harm to the visual amenities of the street scene.

Residential amenity - impact on neighbours

The dwelling is at the end of the terrace and does not cause harm to existing residential occupiers. Adequate separation will remain to dwellings in all directions. 12 Halewick Lane is positioned much further east behind 5 Abbotts View and would not be adversely affected by overlooking or loss of light.

Residential amenity - amenity space

With regard to amenity space, the proposed dwelling will have a rear garden area of 35m2 with the existing house retaining an area of 40m2, both of which fall below the minimum requirement of 50m2 for a 2 bed terraced dwelling, as set out in DM Standard No.1. Other gardens in the cul-de-sac appear to generally be of a similar size to that proposed and an objection on this ground would be difficult to justify if there were no other factors to consider.

However, in this case, the proposed garden for the new dwelling would be largely affected by the proximity and spread of the protected Sycamore tree to the north. Despite recent (consented) works to the tree, which have reduced the radial spread, crown lifted, thinned and removed deadwood, the Council's Tree and Landscape Officer is still concerned that the spread of the tree in such close proximity to the reduced garden area of the proposed dwelling would be overbearing for future residents, reducing light, outlook and resulting in fear of windthrow, and would likely lead to regular pressure to further cut back the tree, leading to a threat to its form and value in the street scene.

For this reason, the tree is likely to lead to an unsatisfactory quality of amenity space for future occupants to the detriment of their living conditions.

Residential amenity - floor space

Internally, the floor area of the new dwelling will be approximately 75m2 which meets the National Standard for a 3 person, 2 bed 2 storey dwelling (70m2).

Impact on protected tree

As already discussed, the resulting development will lead to pressure for further work to the protected tree, to the detriment of its long term value.

In terms of impact during construction, the submitted Tree Report demonstrates that the new house will be outside of the root protection area and that the house can be suitably protected during construction works.

Parking and Access

1 space is to be provided for both the existing and proposed dwellings. The Highways Authority has advised that this is slightly below standard but that overspill parking can be accommodated on street. While the area is quite heavily parked, it is not considered that the shortfall will cause unacceptable amenity impacts.

There are sustainable travel options available and cycle parking can be required to be provided.

Drainage

The site has a medium and high surface water flood risk and the Council's Drainage Consultant has recommended that a flood risk assessment and sequential test are submitted. The applicant has declined to do so. As such, an objection on surface water flood risk grounds must be raised.

Sustainability

No details of sustainability or energy efficiency measures to be incorporated into the development have been submitted. Such details would have been sought had the dwelling been considered for approval but, in light of the other objections, such details have not been sought this time.

Recommendation

REFUSE, for the following reasons:

1. The rear garden area of the proposed dwelling would be adversely affected by the proximity and spread of the protected Sycamore tree to the north, resulting in an overbearing impact for future residents, reducing light and outlook and is likely to lead to pressure to further cut back the tree to the detriment of its amenity value in the street scene. The proposal is therefore contrary to policies 15 and 30 of the Adur Local Plan.
2. The site has a medium and high surface water flood risk and it has not been demonstrated through the submission of a flood risk assessment and sequential test that the development will not increase the risk of surface water flooding to the site or its surroundings. The application is therefore contrary to policy 36 of the Adur Local Plan, the NPPF and the PPG on Flood Risk and Coastal Change

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Case Officer: Peter Barnett Date: 11 December 2023

Authorised by: Gary Peck Date: 11 December 2023