Development Control – Delegated Officer Report

Application Number: ADC/0517/07 **Recommendation – Permit Application**

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

Proposal: **Demolition of existing bungalow and erection of a pair of semi-detached bungalows (outline application)**

The Application

The site is triangular in shape and is located within the built up area of Sompting in a residential area. The site fronts onto Abbey Road, Cokeham Road is to the south. As existing there is a detached bungalow and single garage which are set back within the site, the site is enclosed to the front by a hedge and there is an existing vehicular access to the garage from Abbey Road.

Surrounding the site are mainly semi detached chalet style bungalows to the north, west and south, these are uniform in layout. 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. There are some examples of detached bungalows opposite namely, nos. 18 and 24 Cokeham Road and no. 6 Abbey Road.

Outline permission is sought to demolish the existing bungalow and single garage and to build a pair of semi detached bungalows each with single garages. It is proposed that the existing access will be removed and two new vehicular accesses proposed from Abbey Road. Layout, scale and means of access are for consideration in this case.

The proposed dwellings are modest in scale and footprint, shown on the submitted indicative plans as single storey, two bed dwellings. The buildings are positioned centrally within the site, set back from the highway by 4 metres, each dwelling is 6 metres wide and 10 metres deep.

Consultations and Representations

County Transport Planning Services: - No objection - This application should not have any material impacts upon the highway given the minor increase in additional vehicle movements. Pedestrian visibility splays should be incorporated into both sides of each access. The proposed car parking is considered acceptable with two parking spaces per dwelling.

Sompting Parish Council: - No objection but would like to see that the design at the front matched and was sympathetic with other properties in Abbey Road.

Director of Services: - Environmental Health have no objection.

Third Parties: - 1 letter of objection received from the resident of 8 Abbey Road objecting on the following grounds: -

- Concern over additional traffic and highway safety, lack of parking.
- There are two bends in the road which result in problems with accessing existing driveways in the vicinity, additional vehicles will increase this potential danger to motorists and pedestrians.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, NE1-2, ERA1, CH1-2, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP3, AH1-2, AH5, and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No. 2 'Space Around New Dwellings and Flats.'
PPS1 'Delivering Sustainable Development'
PPS3 'Housing' (2006)
PPS25 'Planning and Flood Risk' (ODPM 2006)

Planning Assessment

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 households and an efficient and effective use of land including re-use of land when appropriate.

West Sussex Structure Plan policies LOC1 and DEV1 encourage new development within the built up area subject to the design, construction and layout being of high quality, integrating with, and enhancing adjoining land uses and minimising conflicts and taking into account the distinctive character of areas. Policies NE1 and NE2 require the provision of new residential development of sizes, types and tenures to suit the varied needs of local households and to minimise the need to develop Greenfield sites.

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 main property to be affected in this case no. 146 Abbey Road the semi detached dwelling to the west of the site. Currently the existing bungalow at no. 148 Abbey Road is sited 2 metres from the boundary of this neighbouring property adjacent to the rear garden. The current proposal will provide a minimum distance of 4.5 metres from the boundary reducing the impact from that as existing. The proposed single garage will be in closer proximity to the adjacent property than the proposed dwelling however this will be adjacent to the existing garage at no. 146 there will still remain a minimum distance of 1 metre from 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 dwellings to the south of the site nos. 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 and therefore there will be no significant over looking or loss of light in this case.

Visual Amenity

The proposed dwellings will be clearly visible within the street scene and surrounding area. The hedge to the front of the site will be removed and the dwellings will be fronting the highway, set back by 4 metres. However the scale and footprint of the building is considered to be appropriate in this case and inkeeping with the scale and type of development within the surrounding build environment. As this application only seeks permission for the layout, scale and means of access the design of the building is not for consideration in this case and will be assessed through a reserved matters application, which can ensure that the design and appearance of the building is appropriate within this location.

Access and Parking

Two parking spaces are proposed for each of the dwellings, which are accommodated by a single garage and hard standing to the front. The Highways Authority have no objection to the proposal subject to relevant safeguarding conditions and a TAD contribution of £1,138.

Concerns have been raised by the residents adjacent to the site with regards to highway safety matters, The Highways Authority have stated that the road alignment appears to restrict visibility from the proposed accesses, however the existing access is nearer the bend. It is therefore considered that the net increase of a single dwelling would not have any material impact upon the highway given the minor increase in additional vehicle movements.

Recommendation

APPROVE for reason that :- 2PPi

Subject to: -

1. C1Bi
2. C12Aii
3. C1Ai
4. C7Cii
5. C8Bv
6. C9Aii
7. C9F
8. C9Kii
9. C11A3
10. C18K

Case Officer.....[signature].....Date...10/10/07....

Planning Services Manager.....[signature].....Date....5/10/07.....

Chair of Planning Committee..A.J. Mills.....Date...10/10/07.....SUBJECT TO SECTION 106 OBLIGATION BEING COMPLETED BY 15 OCTOBER.

[signature]

Subject to section 106 obligation being Completed By 15th OCT 07

A.J. Mills

Section 106 obligation has not been completed by 15th October 2007 therefore: -

REFUSE for reason that: -

The proposal does not comply with Structure Plan policies DEV3-5 and the Revised West Sussex Parking Standards and Transport Contributions Methodology requiring improvements to sustainable transport in the area.

[signature] 15/10/07.