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Application No.: ADC/0525/07 Recommendation – Permit Application

Site: 123 Howard Road, Sompting, West Sussex

Proposal: One-Bedroom Detached Bungalow

The Application

The application site comprises a detached bungalow occupying a wider than average plot at the far north-western end of Howard Road, adjacent to the edge of the built-up area.

In June 2006 Council granted approval to a detached one bedroom bungalow within a 'wedge-shaped' plot currently forming the side garden of 123 Howard Road, involving demolition of an existing detached garage. It did so subject to a list of conditions including the subsequent submission of details on how drainage from the house was intended to be handled.

In order to resolve those drainage issues, a new application has now been submitted still proposing a one bedroom bungalow, however the design has been altered in the following ways:

- The internal layout has been flipped, such that the wet areas are now located on the eastern side of the dwelling so that they can be easily connected to existing drainage infrastructure;
- Associated variations to the location and configuration of various ground floor windows and doors;
- The depth of the structure has been increased from 8m (plus a 0.8m bay window protrusion) to 9m (plus a 0.8m bay window and porch entrance protrusion);
- The width of the structure has been reduced from 9m to 7.5m; &
- A storage loft has been added involving an increase in the ridge height of the structure from 5.7m to 6m, and the introduction of velux windows in both the southern and western elevations.

Due to the altered dimensions of the bungalow its location has also slightly changed, however it remains setback 6m from the rear boundary of the plot which adjoins the strategic gap, whilst the side setback has increased from 0.3m to 1m at its nearest point to the strategic gap.

A separate approval for a large rear extension to the existing bungalow remains valid (S/92/04) and is understood likely to be implemented upon completion of the new bungalow.

Whilst not specified in the application, removal of the existing garage in order to allow access to the new bungalow is still proposed, however no information has been provided on the proposed car parking arrangements for either the existing or proposed dwellings.

Consultations and Representations

County Transport Planning Services: As per the previous application, they comment that although little provision appears to have been made for off-street parking, given the small nature of the proposal, any increase in parking required would be modest. Therefore they have no objection to the proposal subject to the provision of secure, covered cycle parking for the proposed dwelling and a contribution of £1,463 towards the provision of sustainable transport measures secured by a Section 106 Planning Obligation.

Environment Agency: They comment that the site lies within a sensitive groundwater area hence they have no objection to the proposal subject to precautions being taken to avoid discharges and spills to ground both during and after construction. This involves:

- The site being drained by a separate system of foul and surface water drainage with all clean roof and surface water being kept separate from foul water;
- All surface water from roofs being piped to an approved water system using sealed down pipes (without the use of open gullies); &
- Care being taken during site works to ensure that all fuels, lubrication oils and any other potentially contaminating materials are stored to prevent accidental/unauthorized discharge to the ground.

South Downs Joint Committee: No objection to the proposal, however they have expressed a preference for a reduction in the size of the velux windows on the western elevation that look towards the strategic gap.

Sompting Parish Council: No objection.

Third Parties: No representations received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, NE1-2, CH1, ERA1, DEV1, DEV4-5

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH2, AH5, AT12 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 2 'Space Around New Dwellings & Flats'

Planning Assessment

Policies

The site is located within a residential part of the built-up area and the proposal constitutes redevelopment / infilling as provided for in Structure and Local Plan policies.

The Structure Plan 2001-16 gives great weight to making the best use of land through higher density development provided that the impact on the character of the area and environment is acceptable (LOC1, ERA1, CH1) and subject to policy DEV 1 requiring high quality development.

Policy DEV4 states (amongst other things) that development should not be permitted unless:

- The travel needs it generates are met;
- It achieves safe and convenient access by a choice of means of travel;
- It encourages and enables an increase in walking, and cycling; &
- The number and impact of motorised journeys is minimised.

DEV5 states that *"Development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need to encourage walking, cycling and use of passenger transport where this is or can be a realistic alternative".* The explanatory text refers to a transport contributions methodology (now adopted as TAD payments to sustainable transport improvements).

Policy AH2 of the Local Plan states that new dwellings should be designed so that:

- Their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and associated structures and hard surfaced areas;
- They do not have an unneighbourly effect due to loss of privacy, daylight/sunlight, outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy;
- Access and parking provision meets the adopted standards; &
- They accord with the above-mentioned DC Standard No.2.

Current Government guidance in PPG3 encourages the maximisation of use of urban land for housing development at higher densities (and without rigid application of parking and space standards), but subject to emphasis on the quality of design. The proposed dwelling would have a density of 33 dph which is at the lower end of the range of 30-50 dwellings per hectare stipulated in PPG3.

Visual Amenity, Character & Appearance

The surrounding land slopes gently up to the north and east, but there is a significant drop in ground levels to the west with the adjacent field some 1.5-2m below the level of the application property (the slope is steeper towards the southern end of the site). The western edge of the application site is defined by scrub and undergrowth interspersed along its length with stunted elm trees (approximately 4-5m high). The latter have been fenced out of the existing plot (but a number are within the ownership of No.123 and included within the application site).

The field boundary at the bottom of the embankment is defined by thick hedgerow (owned by Sompting Estates). An open path runs along the edge of the field to the west of this. The south-west corner of the new bungalow would be located within 1m of the site boundary, necessitating the removal of a number of the trees (but not the hedgerow). The removal of the existing trees and scrub along the western site boundary, combined with its slightly elevated position, would result in the new dwelling being visible, possibly in distant views from the adjacent area of Outstanding Natural Beauty. Bearing in mind the modest scale of the proposed bungalow and the roof form which minimises its "bulk" however, it is considered that the proposal would not create an obvious visual incursion that would detract from the open views of the country side or undermine the existing clear definition of the edge of the 'built-up' area. It is considered important that the existing field boundary comprising the hedgerow should remain however, and a condition requiring (where possible) the existing trees along the west side boundary to be retained and supplemented with additional planting is recommended.

On the east side, the proposed bungalow would be sited 1m from the new boundary with the existing bungalow, which complies with the above Standard.

Residential Amenity

The proposed bungalow would have a rear garden 6m deep and 74m^2 in area, below Council's minimum standard of 11m rear garden depth and 85m^2 rear garden area (for a small detached house). The proposed level of provision is considered adequate in this instance however given the modest size of the proposed dwelling which will be bounded by open fields to both the north and west.

Parking

Although no specific parking provision is shown on the submitted plan, adequate space would exist in front of the proposed bungalow to provide 1 or 2 parking spaces for the new dwelling.

Sufficient space for 1 or 2 bays is also available to the front of the existing bungalow, although it will require modification to the front garden which is currently surrounded by a 1m high fence.

Notwithstanding the above, further details on the proposed parking arrangement in addition to the cycle parking requested by County Highways should be requested as a condition of approval.

Other Issues - Drainage

The Environment Agency's concerns relating to the disposal of storm water from the site can be addressed through a similar condition (requiring further details which can then be checked over by the Environment Agency), prior to occupancy of the dwelling.

Recommendation

APPROVE for the reason: 2PPi

Subject to:

1. C1Ci
2. C7Ci
3. C8Gii *(The dwelling shall not be occupied until provision has been made for access and parking of vehicles and cycles in accordance with details to be submitted to and approved in writing by the local planning authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the proposed development.)*
4. C9N
5. C12Ai
6. C11Ai *(.....scheme of landscaping along the west side boundary of the plot which shall include.....)*
7. C18B
8. C18Cii *(east)*
9. C18Ei *(east)*
10. The discharge of foul water from the proposed dwelling shall be to the public sewerage system.

    Reason: To ensure the satisfactory provision of drainage facilities to serve the proposed development and to comply with policy AP2 of the ADLP and ERA5 of the WSSP.
11. C18N
12. Only clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

    Reason: To prevent pollution of controlled waters and to comply with policy AP2 of the ADLP and ERA5 of the WSSP.

Case Officer: ...D Jaques..... Date.....11/10/07...