Development Control – Delegated Officer Report

Application Number: AWDM/1462/13 **Recommendation – REFUSE**

Site: **South View Lodge South Street Lancing West Sussex**

Proposal: **Alteration and enlargement of existing roof to provide 1 x 1-bedroom flat including part third-floor accommodation and glazed dormer on south side.**

Date of site visit: 28.1.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a modern purpose-built block of 6 flats fronting the west side of South Street. The brick-built building is two-storey in scale with roof accommodation within a part pitched/part flat roof served by front and rear dormers.

The composition incorporates a hipped front gable on the north side. A covered 'drive-through' leads to a small rear parking area with space for 3 vehicles and open cycle storage. The detailed design includes feature bay windows on the ground-floor with balconies above, contrasting brick window/door heads, bonnet hip tiles and leaded dormers.

To the north is Lancing Parish Hall, an older 2-storey red brick building with a part-hipped gabled roof design and later single-storey flat-roofed additions linking it to the Lancing Parish Council offices to the north. A public footpath runs east-west between South View Lodge and the south side of the Parish Hall linking South Street to the Parish Council car park in Chester Avenue. To the south is Westminster Court a 2-storey purpose-built modern flat building with car parking at the rear accessed by a drive to the north side of the building.

Permission is sought to create an additional 1-bedroom unit by creating an additional floor on the north side of South View Lodge with third-floor accommodation in a new pitched roof with a glazed dormer on the south side. The eaves of the built-up front gable feature and north side wall would be increased to 8.2m in height with the new roof having an east-west ridge 11.3m high. The glazed dormer positioned on the south side of the new roof would be 5m wide, 2.3m high and 2m deep. It is shown as having 'bi-folding' doors with an internal fixed guard to prevent access onto the adjacent flat roof.

The proposed accommodation would consist of a bedroom and shower room on the second-floor (plus a store within the existing roof void) with stairs leading to a kitchen/living/dining area on the third floor. Access to the proposed 1-bedroom maisonette would be via a communal entrance shared

with 2 existing flats. No additional parking or cycle provision is shown on the submitted drawings, nor any additional provision for refuse storage. There would be no external amenity space.

The application is accompanied by a Design and Access Statement which contains a number of inaccuracies specifically concerning the amount of existing car parking provision, the proposed access arrangement and amenity space provision.

Consultations:

WSCC: The Highway Authority has no objection, commenting as follows:-

"The application seeks approval for the extension of the roof to an existing block of flats to provide an additional 1 bedroom flat.

No additional parking is proposed to cater for the new flat. However the addition of a one bedroom flat is considered to be minimal when taking in to account the sustainable area and close proximity to Lancing Train Station. It would be advisable that the applicant provides a secure and covered communal cycle storage facility to offer more sustainable methods of transport to the residents other than a private car.

However, no concerns would be raised to this application from a highway safety perspective."

Lancing Parish Council: No objection, providing the room sizes conform to ADC Standards.

Representations:

Objections have been received from 4 residents within the existing flat building raising the following concerns:-

- Flat F is on the top floor, the proposed new flat will be next door to the flat entrance and have a huge impact on privacy;
- There is access to waste water pipes serving Flat F from the adjacent store in the roof void which it is proposed to develop. Concerned that access for maintenance will be obstructed in the future;
- Concerned that Flat F will be overlooked;
- The proposals will have a significant visual impact on the building; this part of South Street is predominantly two-storey houses, flats and shops not four storey; the proposal upsets the balance and symmetry of the existing building and is totally out of character
- Concerned about noise, mess and disturbance during construction period;
- An additional flat will worsen existing parking problems for residents;
- An additional flat will worsen existing problems with regard to storage of household refuse; existing provision is inadequate leading to overflowing bins most weeks;

- The 3 parking spaces and cycle stands provided have proved inadequate for the existing flats;
- Further development will worsen existing drainage problems;
- Existing development is already high density with only the 2 ground-floor flat provided with any amenity space; proposal represents an overdevelopment;
- Value of existing flats will be affected.

Relevant Planning Policies

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'
Good Practice Guide – Internal Space Standards for New Homes (2010)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is within the designated built-up area of Lancing but is not identified for any particular use or purpose within the adopted Local Plan. Saved Policy AH2 allows for new residential development by way of infilling or redevelopment subject to the appearance, character and scale of development creating a pleasant place in which to live in keeping with and enhancing the existing local environment, respecting existing natural features, there being no unneighbourly effect on existing dwellings, adequate standards of residential amenity being provided for future occupiers in accordance with the Council's Standards, and satisfactory access and parking arrangements. Saved policy AH5 supports the provision of small dwelling units suitable for single households.

[Saved policy AH7 specifically relates to extensions and alterations to domestic dwellings.]

The partial redevelopment of the existing flat building to provide an additional 1-bedroom unit can be supported in principle; the key considerations are the effects on the character and appearance of the existing building and the surrounding area in general, the standard of accommodation provided for future occupiers; the impact on the amenities of neighbouring occupiers (including occupiers of the existing flats within the building) and highway safety considerations.

Visual amenity

The form and composition of the existing flat building is largely traditional with the proportions of the various elements balanced and displaying a degree of symmetry with regard to its detailed design and fenestration. The building sits comfortably in the streetscene; the modern proportions of the building having facilitated the creation of second-floor accommodation within the roof without

appearing out of keeping or overlarge in relation to the 2-storey scale of surrounding development in this part of South Street.

The height, form, massing and detailed design of the proposed enlargement would be poorly related to the scale of the existing building and would detract from its existing balanced proportions and architectural composition. It would appear as a visually dominant and intrusive element within the context of neighbouring buildings and the streetscene generally.

The importance attached to good design is rigorously supported by the NPPF which states that decisions should ensure developments function well and add to the overall quality of an area, establish a strong sense of place and respond to local character, and are visually attractive as a result of good architecture (paragraph 59).

Residential amenity – living conditions of future occupiers

The internal floor area of the proposed maisonette considerably exceeds the minimum floor area of 51sqm required by the Council's Standards for a 1-bedroom flat, as does the living, cooking and eating area and sleeping area. The drawings show the provision of separate storage space within part of the existing roof void to be retained. The habitable rooms would be provided with adequate standards of outlook, natural daylight and ventilation.

No provision is shown for waste storage to serve the new flat. Refuse storage for the existing flats is provided within purpose-built stores accessed from the covered drive. As no information has been provided, it is not clear whether there is scope to accommodate the additional refuse generated by a 1-bedroom flat. Third parties refer to current provision being inadequate for existing needs.

Only the 2 existing ground-floor flats have access to private amenity space at the rear of the building. [Two of the first-floor flats have access onto a small balcony but this is mostly decorative and not useable as an amenity space.] The proposed new flat would not have any amenity space provision. Whilst this is not ideal it is not considered essential for a single-person unit.

Residential Amenity – impact on neighbouring residents

The proposed shared access arrangement would lead to some additional inconvenience for the occupiers of the 2 flats affected, but this would not amount to a reason for refusal on amenity grounds.

The outlook from the proposed glazed dormer would be to the south over the existing flat roof and the edge of the pitched roof 'skirt'. It would be positioned above the dormers serving the existing roof accommodation and would not overlook any existing windows or result in a loss of privacy.

There is a first-floor residential flat above Lancing Parish Hall with various windows in the south side facing onto the flank wall and eaves of South View Lodge. The increased height and bulk of the proposed enlargement at a distance of approximately 2.5m would heighten the impact of the existing building on the receipt of daylight to these windows making the rooms in

question relatively darker and enclosing the existing outlook more severely. It is not known whether the windows in question serve habitable rooms although it is noted the first-floor flat is provided with an alternative aspect to the front and rear of the building, and on the south side (where the building sits forward of the front of South View Lodge).

Parking and highway safety

There are currently 3 parking spaces provided to serve the existing 6 flats. It is not known whether these are allocated to individual flat units or not. No additional provision is proposed. Existing residents have commented that the level of existing parking provision is inadequate. If the existing spaces are unallocated, the additional flat may well lead to increased demand in respect of the existing limited provision. On-street parking restrictions are in place in front of the building on South Street, which is on a bend in the road. However, there are no such restrictions in place in Chester Avenue which is easily accessible via the footpath to the north of the building. In any event the Highway Authority has raised no objection to the proposed 1-bedroom flat on highway safety grounds having regard to the highly sustainable location of the building within walking distance of the shops and facilities of Lancing District Centre and the public transport alternatives.

There are open cycle racks provided at the rear of the building to serve the existing flats. No additional cycle storage provision has been proposed. Ideally any additional provision should be covered and secure in order to encourage the likelihood of its use.

Recommendation

REFUSE for the reason:-

1. The height, form, massing and design of the proposed development would be out of keeping with the scale of the existing purpose-built flat building, detracting from its architectural composition and balanced proportions and appearing as a dominant and intrusive element within the streetscene. The lack of refuse and cycle storage provision identified to meet the additional needs generated by the new dwelling unit would place additional pressure on existing communal provision to the detriment of the amenities of both existing and future occupiers, and in addition to the unsympathetic built form of the development is indicative of an overdevelopment of the site. The proposed development is therefore contrary to saved policy AH2 of the Adur District Local Plan and the NPPF.

<u>Informative</u>

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 29 Jan 2014

Authorised by: Gary Peck Date: 30 January 2014