Development Control – Delegated Officer Report

Application Number: ADC/0040/09 Recommendation – APPROVE

Site: **275 Albion Street, Southwick BN42 4AT**

Proposal: **Revisions to design/layout of proposed 2 flats (amendment to ADC/0092/06)**

The Application

The application is an amended submission following the approval under delegated powers of the previous application ADC/0092/06 in September 2006 subject to section 106 Obligation. An earlier application (SW/83/05) had been refused in December 2005.

The permission is for 2 two-bedroom flats in a detached two-storey building on the west side of the existing pair of semi-detached hip-roofed houses (No's 275 & 277 Albion Street). They would be in the side garden of No.275, adjoining Colebrook Road to the west. There would be no garages or on-site parking space for the proposed flats but one space would be retained for the existing house.

The revisions are mainly brought about by the site being narrower than shown on the previously submitted plan. The proposed detached building would still be at an oblique angle to the existing houses, projecting further forward by 2.2m as now proposed (cf. 3m previously), and still sited 1m away from the side of the existing house at the front corner, widening to 3m at the rear corner. However, the building would now measure 7.3m wide and 9.7m-11.9m deep (as compared to 8.3m wide and 9.8m-12.5m deep previously). It would have a hipped roof 7.9m high (as compared to 8.4m before). Its design remains very similar to the existing pair of semi-detached houses with brickwork for the lower half of the walls and rendering above, and still proposing projecting bays at the front and west side, but to a slightly revised design and size.

Consultations and Representations

County Transport Planning Services: Not reconsulted as the revisions do not affect highway or transport aspects. NB. the original conditions requiring provision of cycle parking, on-site provision for contractors materials, plant and vehicles still apply plus the section 106 Obligation requiring payment of £1,430 under the Transport Contributions Methodology.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC1, NE1, ERA1, DEV1, DEV4-5

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB25, 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 & Transport Contributions Methodology (WSCC 2003 & ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (ODPM 2005)

Planning Assessment

The development has already been permitted and it is only the revisions to the design that now fall to be considered.

Policies

Structure Plan policies seek to protect and, where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1).

The relevant Local Plan policy AH2, related to housing development by way of infilling and redevelopment, expects development to be designed so that its appearance, character and scale create a pleasant place in which to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout; respect for the natural features of the site, including trees, no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or open amenity space; adequate access and parking arrangements and accordance with adopted standards (in this case the Council's DC Standard No. 2 'Space Around New Dwellings and Flats' 1996.)

Residential amenity – for proposed flats

The proposed flats are reduced in size, each now shown with internal floor areas of about 70sqm (as compared to 80sqm previously). There is no standard for new-built flats but these sizes are well in excess of the Council's minimum standard of 57sqm for a two-bedroom flat (in DC Standard No.4 'Flat Conversions').

Externally, the amenity space remains as before, being the long garden at the front (100sqm).

Residential amenity – effect on existing house

The revisions do not increase the land-take from the existing house (No.275), nor would the revisions cause any increased loss of privacy or daylighting for the neighbouring properties which, apart from the existing house, only comprise No.11 Colebrook Road (a workshop with offices above), the side of which is 7m away at the rear (north).

Visual amenity

The revisions are mainly to reduce the size of the building, making it slightly more diminutive in relation to the pair of houses, with a lower roofline (eaves and ridge). The elevational design remains largely as before, still giving the appearance of a traditional hip roofed detached house, with a hip-roofed front projection and projecting bays, in keeping with the existing pair of houses.

The application as now submitted includes suggested amendments to the fenestration to improve the balance and proportions of the south elevation and make it more harmonious with the existing pair of houses.

Access and parking

No change is proposed to the approved layout. It still shows no garages or on-site parking space for the proposed flats but retention of one space for the existing house.

Recommendation

APPROVE for the reason:-

The revisions to the design and layout of the proposed development would not detract from the existing local urban environment and would not result in unacceptable detriment to the amenities of neighbouring properties or detraction from highway safety. They would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB25, AH2, AH5) and the West Sussex Structure Plan (LOC1, NE1, ERA1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. The conditions of the permission ADC/0092/06 and the associated section 106 Obligation dated 18 September 2006 shall continue to apply to the proposed development.

Reason: For the avoidance of doubt and in the interests of residential and visual amenity and highway safety having regard to policies AG1, AB25 & AH2 of the Adur District Local Plan and DEV1 & DEV4-5 of the West Sussex Structure Plan.

3. C14Aii .....plans received on 11 February 2009 and..

Reason: For the avoidance of doubt.

Case Officer:.....Kevin May..... Date..24.2.09..