Expiry 29/10/07

Development Control – Delegated Officer Report

Application Number: ADC/0547/07 **Recommendation – Permit Application**

Site: **32 Grinstead Lane Lancing West Sussex BN15 9DY**

Proposal: **Chalet bungalow and garage at rear of No.32, accessed from Grinstead Lane**

The Application

The application site (excluding the access drive) comprises 0.03ha of land currently forming the rear-most part of the garden of 32 Grinstead Lane, a detached chalet bungalow on the west side of Grinstead Lane. The site backs onto a rear unmade access track which serves the rear of properties in Grinstead Lane and Eighth Avenue. To the south, the site adjoins a property previously used as a religious Meeting Hall (accessed from the rear lane), but which now appears un-used.

Outline permission was granted in December 2006 (ADC/0356/06) for a detached chalet bungalow and garage with vehicular access via and existing hard surfaced drive serving the adjacent Southern Water pumping station. Only the means of access was approved at outline stage and plans were submitted showing the siting of the dwelling and detached garage and first-floor plans which were for indicative purposes only.

Prior to this outline permission being granted an earlier full application for a 3-bedroom dwelling (ADC/71/06) was withdrawn by the applicant following concerns about the scale of the proposed dwelling, the effect of the proposal on the residential amenities of the nearby dwellings and noise from the pumping station. A noise assessment was submitted with the outline application (ADC/0356/06) and this was considered acceptable by the Environmental Health Officer and the principle of a dwelling at this site was approved.

The current application seeks full permission for a chalet bungalow and garage at this site. A three bedroom dwelling is proposed with a bedroom, kitchen/breakfast room, living room, study and hall at ground floor with two further bedrooms with ensuite facilities within the roof space. The first floor level will be served by two pitched roof dormer windows to the north elevation and a velux window to the south, a hipped gable roof is proposed. The building has a maximum height of 6.6 metres, is 8 metres deep and 10 metres wide. The proposed garage is single with a pitched roof to a maximum height of 3.8 metres.

Consultations and Representations

County Planning Services: - No objection, subject to relevant conditions, a TAD contribution of £1,463 would be required.

Southern Water: - Object – Due to vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a pumping station site.

Director of Services: - No objection – The Noise Assessment submitted with the previous application ADC/0356/06 for outline permission is acceptable and there will be no adverse impact on the future occupiers of the proposed dwelling as a result of the close proximity of the pumping station.

Third Parties:- 2 letters of objection have been received from local residents objecting to the proposal for the following reasons: -

- The design and appearance of the dwelling would alter the character of the area.
- Trees have been felled and there are only a few left which should remain.
- There may be over looking and loss of privacy as a result of this building.
- The proposal would cause increased parking problems in Grinstead Lane, where there is already insufficient parking available.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-2016 (2005): LOC1, CH1, NE1-2, ERA1, ERA5, DEV1, DEV4-5
Adur District Local Plan 1993-2006 (1996): AP1, AH1-2, AH5, and Appendix ii 'Supplementary Planning Guidance' comprising Development Control Standard No.2 ' Space Around New Dwellings and Flats'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS 3 'Housing (ODPM)
PPG13 'Transport' (DTLR 2001)

Planning Assessment

Policies

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

The Structure Plan 2001-16 gives 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 DEV1 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 cycling; and 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.'

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; and they accord with the above mentioned DC Standard No. 2.

Government Guidance in PPS3 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 quality of design.

Visual Amenity

The proposed building is set back from the road and therefore will not be visible within the street scene. It is not considered that there will be any adverse impact on the character and appearance of the surrounding area as a result of this proposal. The proposed building is set within the boundaries of the site, with some screening by existing trees within the site and other vegetation within land adjacent to the site.

The design of the proposed building is modest and low level and the footprint of the dwelling is appropriate to the size of the site leaving ample spacing between the proposed building and surrounding dwellings. The proposed dormers do not dominate the roof slope and are in keeping with the character, scale and design of the proposed building.

Residential Amenity

The proposed dwelling would have approximately 90 sqm of amenity space, comprising of 3 metre wide strips of land to the south and west of the dwelling and a larger area 5.4 metres deep to the east. It is considered that these spaces would provide adequate useable amenity space for the 3 bed bungalow.

With regards to comments made by Southern Water who are objecting to the proposed development due to the close proximity of the pumping station. The principle of the development has been accepted in the light of the previous outline permission as a result of the consideration of a noise assessment previously submitted in response to this original objection. The assessment concluded that the noise of the pumping station is at least 10dB below background noise and that complaints by the future occupiers in relation to this would be unlikely. The EHO considered, the proposal to be acceptable at outline stage and accepted the conclusions of the noise assessment and nothing has changed in the meantime to change the view of the EHO on assessment of this current application.

There will be no overlooking to neighbouring dwellings as a result of the development due to the distance of more than 27 metres between the southern elevation of the bungalow and the rear elevations of the bungalows in Orchard Way (separated by the former Church/Meeting Hall in-between). In view of this distance and the insertion of only one velux window which is obscurely glazed within the roof slope there would be no loss of amenity or over looking in this case.

The proposed dormers to the northern roof slope will over look the rear access track which serves the rear of properties at Grinstead Lane and Eighth Avenue, these windows will not result in any loss of privacy or over looking to the detriment of any adjacent dwellings.

Parking and Access

The proposed access to the site has already been approved in principle under outline planning application ADC/ 0356/06. There is parking for two vehicles at the site with the proposed single garage and parking and turning space which is provided to the front. The Highways Authority have no objection to the proposal subject to safeguarding conditions and a TAD contribution of £1, 463.

Recommendation

APPROVE for reason that :- 2PPi

1. C1Ci
2. C7Ci
3. C8Biii amended 'The dwelling shall not be occupied until provision has been made on the site for access, turning and parking of vehicles and secure storage of 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, turning and parking of vehicles and storage of cycles incidental to the use of the proposed development.'
4. No means of vehicular access to the proposed dwelling shall be created at any time from the rear access lane linking First Avenue and Upper Brighton Road (A27). R: In the interests of highway

safety and to comply with policy DEV4 of the West Sussex Structure Plan.

5. C12Ai
6. C11Ai .....scheme of landscaping.....existing trees on the land, details of those to be retained together with measures for their protection in the course of development, and shall include suitable replacement trees for those trees existing at the time of this permission that are required to be felled as a result of the development....etc'
7. C18A
8. C18B
9. C18N
10. C8Fi

Case Officer..... Date 25/10/07.

Subject to receipt of section 106 Obligation by 29 October.

Planning Services Manager..... Date 22.10.07.....

Chair of Planning Committee..... Date D.F. Mills 25/10/07

* Subject to receipt of Section 106 Obligation by 29th Oct 2007 ASM.