Development Management - Delegated Officer Report

Application Number: AWDM/0205/17 Recommendation – Refuse

Site: 22 Shadwells Close, Lancing

Proposal: Erection of new end-of terrace 2-bedroom dwelling attached to east elevation of No.22.

Date of site visit: 11 May 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace dwelling which faces another terrace to the south, separated by front gardens and a central access path in an open plan layout. There is a wide grass verge to the east with a distance of approximately 15m to Hayley Road further east.

It is proposed to construct a new dwelling on the east side of No.22. It will measure 3.5m wide (existing house is 4.6m wide) and will project at the rear (ground floor only) beyond the rear of No.22 by 1.7m. It will be built up to the property boundary on the east side and will have a matching roof height. No parking is proposed on site and will rely, as existing, on non-restricted spaces along Hayley Road.

Relevant site history

None

Consultations

West Sussex County Council: The **Highway Authority** requires more information. The LHA is seeking clarity as to whether the proposal includes modifications to the access and parking arrangements. From inspection of the submitted information there is little evidence to suggest either way. We therefore would not be able to make a formal recommendation until this information is forthcoming.

Adur & Worthing Councils: The **Private Sector Housing** Manager advises that the only means of escape in the case of fire from the bedrooms in the new dwelling is through the open plan kitchen/living area and so they are 'inner' rooms. The risk can be mitigated by creating a ground floor lobby similar to that in place for the existing dwelling.

The **Engineer** advises that, in the absence of any ground investigation details or detailed drainage details in support of the application, should approval for this new build be granted it should be conditional such that ‘no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority.’

Southern Water: Requires informatives

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site is located within a residential part of the built-up area and is not identified or allocated for any particular use or development in the Local Plan. Residential infilling and redevelopment of unidentified sites, as in this case, is needed in order to meet the Council's 5 year housing land supply required by the NPPF. Priority is given to use of previously-developed land. However, any development should respect the character of the local area and be acceptable in terms of residential amenity.

The Government has accorded the National Planning Policy Framework considerable status as a material consideration which can outweigh the Development Plan's provisions where such plan policies are out of date; or silent on the relevant matter. In such circumstances paragraph 14 of the NPPF states that where the proposal is not otherwise in conflict with specific restrictive policies in the Framework, development should be approved unless the harm caused significantly and demonstrably outweighs the benefits when assessed against the NPPF overall.

Visual amenity

The proposed dwelling would be narrower than the host dwelling and others in the terrace and will close the gap to the boundary. It will have a cramped appearance, at odds with the rest of the terrace, and will detract from the open character of the estate. As such, it will cause harm to the visual amenities of the locality.

Paragraph 64 of the NPPF advises that "*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*."

Residential amenity

The dwelling would not cause harm to the amenities of existing residential properties due to the separation distances between the site and neighbouring dwellings.

The proposed dwelling would have an internal floor area of just under 50m2, which falls well short of the National Standard of 70m2 for a 2 bed 3 person 2 storey dwelling. It would also have a poor layout with no internal lobby and a staircase leading off the kitchen.

The rear garden would be 4.4m deep with an area of just 16m2, which is considerably less than the 50m2, required by the Council's Standards. The dwelling will also reduce the garden area of No.22 to just 28m2, although this would be similar to other garden areas in the terrace.

Recommendation

REFUSE for the following reasons:

1. The proposed dwelling, by reason of its narrow width and position, closing the gap to the boundary, would have a cramped appearance, at odds with the rest of the terrace, and will detract from the open character of the estate, to the detriment of the visual amenities of the locality. The proposal is therefore contrary to saved policies AG1 and AH2 of the Adur District Local Plan, Development Control Standard No.2 'Space Around New Dwellings and Flats', policy 15 of the Submission Adur Local Plan and the relevant paragraphs of the National Planning Policy Framework relating to good design.

2. The proposed dwelling, by reason of its limited size and layout, and the limited size of the site itself, would fail to provide for a satisfactory standard of living accommodation for future occupiers resulting in unsatisfactory living conditions contrary to saved policies AG1 and AH2 of the Adur District Local Plan, Development Control Standard No.2 'Space Around New Dwellings and Flats', policy 15 of the Submission Adur Local Plan and the relevant paragraphs of the National Planning Policy Framework relating to good design.

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

Case Officer: Peter Barnett Date: 6 June 2017

Authorised by: Gary Peck Date: 6 June 2017