Development Management - Delegated Officer Report

Application Number: AWDM/0608/20 Recommendation – Approve

Site: **Subdivision of existing dwelling to form 2no. 3 bed dwellings including construction of dormer windows to front (south) and rear (north) roofslopes; construction of 4 bed bungalow with rooms in the roof and first floor enclosed balcony to east side in garden to south of existing dwelling; plus 7parking spaces**

Proposal: **Hydrene, 45A Underdown Road, Southwick**

Date of site visit: 2 June 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a backland site to the rear of 39-47 Underdown Road. It is accessed via a narrow driveway between 45 and 47 Underdown Road and is currently occupied by a chalet bungalow on the north boundary of the plot.

As originally submitted the application sought to demolish the existing bungalow and construct a terrace of 5 dwellings across the site. This was considered to represent an overdevelopment of the site and the applicant was asked to consider a lower density development instead.

Amended plans have been received for consideration which now show the retention of the existing bungalow and its conversion into two 3 bed dwellings, including the construction of dormer windows to the north and south roofslopes, plus the construction of a new 4 bed bungalow with rooms in the roof in the garden to the south of the existing dwelling. Parking for 7 cars is to be provided in front of the existing bungalow.

The design for the converted bungalow shows two large dormers on each roofslope, with all openings on the north roofslope obscure glazed and non-opening (other than fanlights) to protect privacy. The layout shows the two units within the converted bungalow having their own garden space to the south, there being no space to the north. An existing conservatory extension on the south side is to be demolished. The size of the dormers has subsequently been reduced.

The new build unit is a gable-ended chalet-style bungalow but with no roof additions. There will be windows within each gable end. The new build will have garden space to the east. Amended plans have removed a balcony from the eastern end of the bungalow and have added high level windows and rooflights to the north and south sides, plus solar panels to the southern roofslope.

Underdown Road is largely characterised by terraced dwellings but there is a bungalow immediately adjacent to the site entrance to the south (No.45). To the north of 45A there is a bungalow at the rear of 51-57, built following permission granted in 2003. To the south there is a two storey building at the rear of 31-37 known as Norfolk Lodge.

Relevant Planning History

None

Consultations (amended plans)

West Sussex County Council: The **Highways Authority** has no objection. The proposal is now for 3 dwellings instead of 5 and provides 7 parking spaces. As previously stated the access is narrow but allows good forward visibility to see any oncoming vehicles trying to enter the site. After further investigation the telegraph pole at the site entrance doesn't hinder visibility. The applicant previously offered to formalise the access in collaboration with WSCC, to include works to the kerb and footway by reasonable and proportionate means. This would have safety benefits especially for the mobility impaired and to make pedestrians more aware of the access given its intensification of use should the proposal receive planning consent. Proposed plans will need to be sent to the LPA for approval. These works will also require a s278 agreement.

The Local Highway Authority does not consider that the proposal for would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Conditions: Access, CMP, cycle parking, vehicle parking and turning

Adur and Worthing Councils: The **Environmental Health Officer** recommends the following conditions:

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Construction Management Plan
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-
·· the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's.

·· *the method of access and routing of vehicles during construction,*
·· *the parking of vehicles by site operatives and visitors,*
·· *the loading and unloading of plant, materials and waste,*
·· *the storage of plant and materials used in construction of the development,*
·· *the erection and maintenance of security hoarding,*
·· *a commitment to no burning on site,*
·· *the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),*
·· *details of public engagement both prior to and during construction works.*
·· *Methods to control dust from the site*

The **Environmental Health (Private Sector Housing)** Officer advises that the windows to the 'snug' will have to meet fire escape window requirements

Technical Services: Flood risk- The application is near an area of recorded historic flooding and includes areas at moderate risk from surface water flooding. If you are minded to approve this application please ensure that ground levels are carefully considered, no land raising should be permitted as this will likely increase the risk of flooding elsewhere.

Surface water drainage- surface water drainage must follow the hierarchy for sustainable drainage, with infiltration fully investigated and used if possible. Failing this attenuated discharge to surface water appears to be the next available option. If you are minded to approve this application please apply the following conditions to ensure that flood risk is not increased and that the development is adequately drained throughout its lifetime:

'Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.'

'Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.'

with the accompanying informative:

“Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Further detail regarding our requirements are available on the following webpage https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions"

Southern Water: Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer

Representations (amended plans only)

7 letters of objection received from the occupiers of 37, 45, 49, 49A, 49B, 58B and Norfolk Lodge, Underdown Road:

- The plans state that the first story windows facing north on the 45a dwellings will be obscured. We would like more details on the obscurity of these windows as we realize this can vary. The windows will be looking onto our property. Additionally to this point we would like clarified what restrictions will be in place to ensure that these windows are not changed to clear glass by future occupants.

- We request further clarification around the existing party wall which divides the property on the north side with our property 49. The existing wall is low level and may be affected with the building works of the dwellings. We would like reassurance that a new wall or fence will be constructed along this party line to ensure division, protection of our garden and ensure privacy.

- The windows facing the east will be facing into our property and compromise our privacy. We would like to request for these to be obscured glass also.

- A balcony and dormer windows overlooking neighbouring gardens will cause loss of privacy.

- Extra cars turning in or out of the property into Underdown Road will be dangerous.

- There are too many vehicles parked In Underdown Road and leaving that drive can be dangerous when cars are parked on the edge of the drive.

- Noise and disturbance, increased car fumes along access road

- The road isn't made to carry heavy vehicles bringing building materials up and down the road during the build.

- The drainage in this area is particularly poor and won't cope with additional pressure.

- The proposed development will create further issues with drainage in the road and is being built on land that regularly is flooded.

- Overdevelopment.

- Imposing and will result in overlooking, particularly from east facing window in new build

- Unsympathetic design and style

- Insufficient parking provision

- Refuse vehicles will not be able to access the site so bins will need to be left on street

- Access road is too narrow for 2 cars to pass, resulting in cars waiting in and blocking Underdown Road

- Dangerous access

- Solar panels are, unsightly, unnecessary and ugly

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 18, 20, 22, 30, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the site and its surroundings.

Visual amenity, character and density

The revised scheme is considered to be a more appropriate form of development for this backland site. The removal of the terrace of five dwellings and their replacement with more modest chalet bungalow development is more in keeping with the character of other backland development to the north and that fronting Underdown Road to the east, adjacent to the access.

The existing bungalow is retained with dormers to the north and south. These are large additions and not particularly attractive features. However, views of them will be limited to those dwellings that back on to the site, with only a glimpsed view possible from Underdown Road via the access road. The width of the dormers has subsequently been reduced and they are considered to be of a more appropriate scale and appearance now. While still wide, the dormers are positioned 1m below the ridge and, on balance, it is not considered that sufficient visual harm is caused to warrant refusal.

The new bungalow is a similar height and scale to the existing bungalow and, while not in keeping with the majority of houses that front Underdown Road, it is nevertheless considered to be of an appropriate scale and design for this backland site. There is an existing bungalow at 45 Underdown Road plus the existing bungalows at 45A and 49A. On balance, the design of the dwellings is considered to be acceptable.

Residential amenity – existing occupiers

The revised scheme has less impact on existing residents due to the smaller scale of development proposed. The conversion and extension of the existing bungalow involves the addition of obscure glazed dormers to the northern roofslope thereby protecting privacy, particularly to 49A, the bungalow to the north.

The south facing dormers face towards the side of the new bungalow and will not cause a loss of privacy for existing or proposed residents. The layout and garden arrangements of the converted bungalow minimises the impact on neighbouring occupiers.

The new bungalow will have an east-west orientation with windows at each end. It will be 27m from the rear of 41 Underdown Road and 24m from the rear of 39, which has a rear conservatory extension which brings it closer to the site boundary. At those distances, there is not considered to be an adverse loss of privacy as they exceed 22m which is usually considered to be

an acceptable minimum separation distance. Nevertheless, the applicant has agreed to part obscure the east facing window to mitigate any possible overlooking impact. The occupiers of the room will continue to enjoy a sky view and outlook from the top part of the window and rooflights serving the room.

The new build will sit forward of Norfolk Lodge to the south but, with a pitched roof with a ridge height of 6.3m and eaves height of 2.6m, set 1m off the boundary and to the north of Norfolk Lodge, which is itself 5m of the boundary, there is not considered to be an adverse impact on light or outlook. As originally shown there were no windows proposed for the southern elevation in order to protect privacy. However, it was considered that this would have resulted in an inadequate living environment and high level ground floor windows and rooflights have been added, which will not cause overlooking due them being 1.7m above the floor level of the rooms in which they are to be installed.

The parking area to the east (front) of the converted bungalow sits at the rear of 45 and 47/47A Underdown Road to the north and alongside the rear garden of 49. While there will be some increased disturbance as a result of the increase in the number of dwellings and vehicle movements on this site, the hardstanding area is similar to that which exists with some parking already taking place behind No.45. On the northern boundary, parking already exists and the area is extended slightly with the removal of an existing garage. Overall, it is not considered that the increased activity associated with this development will be such as to cause a harmful loss of amenity to existing residents.

Residential amenity – proposed occupiers

The dwellings all meet the minimum internal space standards. Externally, they all will have garden areas which exceed the Council's standards. The new bungalow will be 11m from the existing and will have limited openings on the north elevation to ensure no loss of privacy. The low scale of each of the buildings ensures that the development will not be overbearing to each other or cause a limited outlook.

Parking and access

The site is reached via a narrow access road, which West Sussex Highways acknowledges. However, they have advised that it allows good forward visibility to see any oncoming vehicles trying to enter the site. A telegraph pole at the site entrance does not hinder visibility. The applicant has offered to formalise the access to include works to the kerb and footway which will have safety benefits.

While there will be an intensification of use compared to existing, any vehicles at the entrance would be waiting on the highway for a short period of time on an occasional basis only and WSCC do not consider that it will result in unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network. Consequently, no highway objection has been raised.

Flood risk and drainage

The site is near an area of recorded historic flooding and includes areas at moderate risk from surface water flooding. The Council's Engineer has no objection to the application but wishes to ensure that ground levels are carefully considered, with no land raising permitted as this will likely increase the risk of flooding elsewhere.

This can be controlled by condition.

Sustainability

The application has been amended to include solar panels on the new build dwelling. 1 x electric vehicle charging point is to be provided per dwelling. A Sustainability Statement submitted with the application sets out the other sustainable and energy efficient measures proposed and overall the scheme is acceptable from a sustainability point of view.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Drainage
4. Suds maintenance
5. No land raising
6. CMP
7. Hours of working
8. Access
9. Cycle parking
10. Vehicle parking
11. EV charging
12. Refuse storage
13. Landscaping
14. Boundary treatment
15. Materials
16. Removal of PD
17. Obscure glaze north facing dormers to converted bungalow
18. Windows in north and south of new bungalow to be high level
19. Obscure glaze east facing window in new build below 1.7m
20. Water consumption

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in

favour of sustainable development, as set out within the National Planning Policy Framework.

Drainage informative

Highway informative

Case Officer: Peter Barnett Date: 14 December 2020

Authorised by: Gary Peck Date: 14 December 2020