Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approve**
AWDM/1260/12

Site: **52A Middle Road, Shoreham-By-Sea, West Sussex**

Proposal: **Extension at first floor level to form new self contained studio flat retaining self contained two bedroom flat at ground floor level. Demolition of garage to provide two car parking spaces and outdoor amenity area.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The existing single storey two bedroom dwelling at 52A was created in 2004 from the garage attached to the side of the original house at no.52 and a pair of detached garages were built at the rear of the plot under permission SU/116/02.

Permission was sought in October 2011 (AWDM/0420/11) to construct a separate two bedroom flat over the existing single storey ground-floor dwelling unit, having almost the same floor area but a different internal layout. Part of the living room of the existing dwelling unit was to be taken for the creation of a front entrance door and stairs. It was proposed that the rear garages would be demolished to provide a garden for the proposed flat with 2 parking spaces at the front.

This application was refused on 15th November 2011 for the following reasons: -

1.The proposal would be out of keeping in scale with the existing houses and, because of its very close proximity to the highway boundary with Adelaide Square, would appear cramped and detrimental to the streetscene, and, if permitted, the Local Planning Authority would find it difficult to resist further similar proposals related to other dwellings in the road, the cumulative effect of which would be to spoil the character and appearance of the area, contrary to the policies of the Adur District Local Plan (AG1, AH2)

2. The proposed extension, by reason of its excessive rearward projection, would be overbearing and detrimental to the residential amenities of the attached house (No.52), thereby conflicting with the policies of the Adur District Local Plan (AH2, AH7).

3.The proposal would result in the reduction of the living room of the existing ground-floor flat to less than 3m in width and would thereby result in unsatisfactory living conditions below the minimum identified in the Council's 'Good Practice Guidance Note: Internal Space Standards for New Homes'.

This application was subsequently appealed and the decision to dismiss the appeal was issued on 28th June 2012.

The Inspector concluded that due to the depth and height of the proposed extension and its position directly on the boundary with no.52 that there would be a harmful impact on the occupiers of no. 52. However with regards to the character and appearance issue the Inspector did not consider that the development would have an adverse impact upon the character of the area and any future, similar applications within the area would be considered on their own merits.

Finally the Inspector considered that the proposed development would provide satisfactory living accommodation for the current and future occupiers.

In the light of the appeal decision the applicant has submitted a subsequent application for a first floor extension above 52a Middle Road. A studio flat is provided at first floor and a two bed flat at ground floor. The first floor accommodation has been reduced to only extend to the rear of no. 52 by 2 metres. The existing ground floor is deeper at 4.5 metres. At the front at ground floor the first and ground floor flat share the existing entrance. There is an internal entrance to the first-floor studio flat. As previously proposed two parking spaces are provided to the rear of the site with amenity space for both flats.

Consultations

Adur & Worthing Councils: The Environmental Health Officer has advised that an informative relating to contaminated land be attached to any permission granted.

Representations

No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No. 2 ‘Space Around New Dwellings and Flats’
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Local Plan policy AH2 relates to new residential development (by way of infilling and redevelopment) and 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 hardsurfaced 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 Council's DC Standard No. 2 'Space Around New Dwellings and Flats.'

Visual amenity

In the light of the previous Inspector's decision relating to this site it is not considered that there is any objection with regards to the mass and bulk of the proposed first floor extension. The application that was the subject of the appeal proposed a larger first floor addition and the inspector did not consider that the proposal was harmful to the character and appearance of the locality.

"The proposed extension would see the existing property and the pair of semi detached houses extended in a sympathetic design, with detailing and proportions similar to the host property. It would appear as a subordinate addition of an appropriate character and scale……This would not have an adverse impact upon the character of the area, as there would remain a good spacing between the properties to the south, to the east, and on the opposite side of Middle Road to the north."

Therefore there is no justification for a refusal on this ground. A condition has been attached to ensure that the proposed extension is of high quality to reduce its impact on the street scene. Bonnet hip tiles should be used and window cills to match the existing dwelling house.

Residential amenity

When considering the previous proposal the Inspector agreed with the Council that the proposed extension would result in an overbearing impact on no. 52 due to the proximity of a first floor bedroom window and the depth of the extension. The extension was contrary to Development Control Standard no. 3 which states that two storey rear extensions within 1 metre of a side boundary with an attached dwelling should normally be no deeper than 2 metres. The extension has been reduced to 2 metres to comply with the Council's Standard.

The Inspector did not consider that the previous scheme provided sub-standard accommodation. "The proposed development would continue to provide satisfactory living accommodation for the occupants of 52a Middle Road. Thus there would be no conflict with the objectives of the Council's Good Practice Guidance note: Internal Space Standards for New Homes."

The proposed first-floor studio flat complies with the required space standards. Ample amenity space is provided for both flats. Therefore there is no justification for a refusal on this ground. A condition is attached to secure the provision of separate amenity space for the new flat and refuse storage to be provided.

Accessibility and parking

The parking provision is unchanged from that previously proposed. 2 parking spaces are provided one for each flat and this is considered to be acceptable. Conditions are attached relating to the provision of car and cycle parking and 2 metre x 2 metre pedestrian visibility splays.

Recommendation

APPROVE for the reason:-

The proposed development is within the built up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows shall be formed on the side elevations of the extension
4. Bonnet hip tiles shall be used in the construction of the proposed extension.
5. The window cills in the extension hereby permitted shall match those of the existing dwelling house.
6. The parking spaces, refuse storage and individual amenity spaces as shown on drawing no. 02/0511b received 13th November 2012 shall be provided prior to the occupation of the additional flat hereby permitted and shall remain in place at all times unless otherwise agreed in writing by the Local Planning Authority.
7. Pedestrian visibility splays of 2 metres x 2 metres shall be provided at the proposed crossover and shall remain at all times.
8. Permission relates to approved plans:

   Location Plan – Received 13th November 2012
   Drawing No: 02/0511b revised Aug 12 Date Received: 13th November 2012
   Drawing No: 02/0511c revised Aug 12 Date Received 13th November 2012
   Drawing No: 02/0511d revised Aug 12 Date Received 13th November 2012
   Drawing No: 02/0511e revised Aug 12 Date Received 13th November 2012

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.

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

Case Officer: Hannah Barker Date: 11th December 2012

Authorised by: Jo Morin Date: 13 December 2012