Expiry: 4/2

Development Management - Delegated Officer Report

Application Number: **AWDM/1586/24** **Recommendation – Refuse**

Site: **98 Upper Brighton Road, Sompting**

Proposal: **Erection of a new 3 bedroom chalet bungalow, to be semi detached onto existing property.**

Date of site visit: 10/1

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 4 bedroom chalet bungalow fronting Upper Brighton Road and corner of Downs Mead and Hillrise Avenue. The bungalow has a fully hipped roof and a front dormer. It has a detached garage on its east side off Down Mead and a front and west side gardens. The rear of the bungalow sits 2 metres off Downs Mead, a private road.

The site has been cleared of all vegetation including lawn, it was previously not possible to see the bungalow from Downs Mead or Hillrise Avenue due to mature boundary planting.



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The site is not in a conservation area and is not a listed building. There is no known flood risk associated with the site and no protected trees on the site.

Permission is sought to extend to the west side of the bungalow. The new bungalow has a gable ended roof. It has a staggered side wall to account for the angled side boundary with a projecting single storey side addition. The front and rear elevation drawings do not appear to show this side addition (the maximum width of the ground floor is less than the width of the front elevation).

The new dwelling is orientated with its front door in the north elevation onto Downs Mead. Front and rear dormers are proposed. It has a ground floor en-suite bedroom and kitchen living room with two first floor bedrooms and a bathroom. An existing detached garage is shown to be given over to the new dwelling. A revised block plan shows a parking space for the existing house in the east side garden.

Relevant Planning History

None.

Consultations

West Sussex County Council: The **Highways Authority**

This application seeks the erection of a new three-bedroom chalet bungalow, to be semidetached onto existing property. The application site is located on Upper Brighton Road, but vehicular access is achieved via Downs Mead, a privately maintained road. Access to the maintained highway network from Downs Mead is via Hillrise Avenue, an unclassified road subject to a speed restriction of 30 mph.

As Downs Mead is privately maintained, the applicant is advised to obtain formal approval from the road's proprietor to undertake any proposed access works. The addition of a single dwelling would not be anticipated to give rise to a significant material intensification of movements on the local highway network.

An existing garage will be retained for use by the proposed dwelling, whilst additional off-street parking provision is proposed for the existing dwelling. It should be noted that for garages to be considered for parking provision, they should have internal dimensions of at least 3m x 6m, to allow for sufficient room for a modern sized car. The existing garage does not look to meet these specifications, so may only be viable for parking a smaller sized car.

Notwithstanding the above, the WSCC Car Parking Demand Calculator indicates that both the existing and proposed dwellings would require three car parking spaces each. Therefore, any overspill parking associated with this development would have to be accommodated on-street. Whilst no highway safety or capacity concerns would be raised in this regard, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

No details of cycle parking provision have been provided. The LHA would request that secure cycle parking provision for at least two bicycles be provided for the proposed dwelling, to promote sustainable transport methods.

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In summary, the LHA does not consider that this proposal 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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

WSP Drainage Consultant's:

The applicant is applying for the erection of a new 3-bedroom chalet bungalow, to be semi-detached onto existing property. The application is to Adur District Council.

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following conditions attached:
Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. 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 and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for

the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Southern Water:

Proposed Soakaway

At Planning Consultation stage we refer to the interests of other Parties with regards to Surface Water disposal principles including the Environment Agency and Lead Local Flood Authority (LLFA). At all stages we support the Hierarchy of H3 of Building Regulations with the preference for the use of soakaways.
If connection to a surface water sewer, combined sewer or foul sewer proves to be the only viable means of disposal and should we have no option but to accept such discharge then it should be at a discharge rate set by the LLFA in consultation with Southern Water.
The authority lies with the LLFA, but they require our technical input to determine the rate, the developer should seek permission from the LLFA to connect to our sewer in these circumstances.
If there is an existing connection and impermeable area connected then we would use this as a guide to determine the discharge rate.
Otherwise we would aim to attenuate to green field run off rates in accordance with the CIRIA SUDs manual (https://www.ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx).

Insufficient Information provided

The applicant has not provided details of the proposed means of disposal of foul water drainage from the site. Southern Water is unable to comment fully on this Planning Consultation until such time as the relevant information is provided.

Construction of the development shall not commence until details of the proposed means of foul water drainage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

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Sompting Parish Council: No response.

Representations

16 objections received summarised as follows:

1. Inadequate parking in the area, heavily congested already making access in and out of Downs Mead difficult.
2. Very difficult for emergency vehicles and refuse vehicles to turn using Downs Mead due to significant on street parking.
3. The existing garage parking is to be for the new house. Where will occupiers of the existing house park?
4. Overdevelopment, too small a plot for another 3 bed dwelling, inadequate garden.
5. Design is out of keeping and out of character.
6. Future HMO use? The existing house is tenanted.
7. Noise and disturbance
8. West facing window will overlook garden at No.102
9. Front dormer will overlook dining room at 1 Downs Mead
10. Downs Mead is a private road with access only to Nos. 1,2, 3 and 98 Upper Brighton Road. Permission will not be forthcoming for another household to use Downs Mead.

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 2, 3, 15, 18, 20, 22, 28, 31,35 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The Adur Local Plan was adopted on 14th December 2017. Policy 3 sets out the Housing supply over the period 2011-2032 and gives a total figure of 3718 (an annual target of 177 dwellings per annum).

The five year housing land supply position for the Adur Local Plan area, measured against the 2023 Standard Methodology figure for Adur of 448 dwellings per annum, and incorporating a 20% buffer as a result of the Housing Delivery Test 2022 measurement for Adur, demonstrates a 3.5 year supply of deliverable land as at 1st April 2023. (The Housing Delivery Test 2022, published December 2023, indicates that Adur delivered 72% of its requirement, and so a 20% buffer has been applied.)

As such, the presumption in favour of sustainable development, set out in the National Planning Policy Framework, applies. This states that permission should be granted unless one or both of two given criteria are met. Criterion (ii) states that any adverse impacts of doing so would significantly and

demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The impacts are assessed below.

The relevant issues in this case are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Policy 15 of the Adur Local Plan requires development to *'be of a high architectural quality and to respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping.'*

Development should:
- *Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;*
- *Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;*
- *Respect the existing natural features of the site, including land form, trees and biodiversity and contribute positively to biodiversity;*
- *Have safe access to the highway network, and not result in harm to highway safety;*
- *Have acceptable parking arrangements (in terms of amount and layout);*

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

Adopted Development Management Standard No.2 Extensions and Alterations to Dwellings reiterates and expands on points made in Policy 15:

2.4 Although the Council is unlikely to be concerned with the precise details of the internal layout proposed for an extension, it will need to ensure that a satisfactory standard of amenity is retained. There are two main areas of concern:
- *Garden Size - The Council will wish to ensure that any proposal does not result in an over-development of the site. An adequate amount of garden should therefore be retained both for the use of the occupiers of the property and to prevent a cramped appearance.*

2.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

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2.6 The following principles should also help to ensure that the criteria discussed are met:
• Extensions should generally respect the architectural period and style of the existing dwelling and the area.
• Existing trees should usually be retained since they make a significant contribution to the visual amenity of an area and can soften the impact of development. A sufficient space should be left between any extension and existing trees in order to ensure that their root systems are not damaged and to ensure that the trees do not cause a nuisance, reduce daylight to windows or pose a risk from potential falling branches. Mature shrubs should also be retained where possible.

Standards for Extensions and Alterations
3.1 The basic principles described in Section 2 should be applied to any type of extension.

3.4 Principal windows on the rear elevation of rear extensions should be 22m from principal windows of dwellings at the rear unless, in the case of single-storey extensions, some existing obstruction (such as a garage) would ensure privacy would be retained. Principal windows on the side elevation of rear extensions should be a minimum of 6.1 m from any solid obstruction or boundary but 22m from facing principal windows. In many instances windows on side elevations will not be able to meet these criteria and will usually not be allowed unless they are obscurely glazed and in some cases also fixed shut. On a corner plot, a distance of 14m should be retained between principal windows on an extension at the rear of one property and windows on the side of a dwelling to the rear.

3.7 Side extensions should be set back at least 1m from the side boundary. If the area is spacious in layout and the buildings are large, a space greater that 1m may well be necessary to avoid an appearance of overdevelopment and a cramped effect. There can also be problems of loss of daylight to adjoining properties. On corner plots, side extensions may obstruct the view of car drivers and highway safety requirements will need to be looked at carefully.

3.8 Side extensions being clearly visible from the road should be designed to closely match the existing dwelling. In particular they should have a roof in keeping with the existing dwelling which, in most cases, will mean a pitched roof. Very wide side extensions should normally be avoided since they would usually be out of scale with the existing dwelling and spoil its proportions.
3.9 The criteria relating to principal windows (and in some circumstances the retention of rear gardens), described in paras 3.4 and 3.5 above in relation to rear extensions should also be applied in the case of side extensions.

Rear dormers and other roof alterations like hip-to-gable extensions may be able to be carried out as permitted development. Where permission is required, they should not be so large that they over-dominate the dwelling, resulting in a top heavy "box-like" appearance.

3.13 Where dwellings are less that 22m from principal windows of dwellings to the rear, dormers are unlikely to be acceptable as they would cause an

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excessive degree of overlooking. This is particularly so in areas characterized by bungalows where no overlooking exists at present.
3.14 Where permission is required, roof extensions should respect the scale, character and appearance of existing dwellings. In some instances, the enlargement of a hipped roof into a gable or half-gable end may respect the proportions of a property more than adding dormers. However, the acceptability of the resulting lack of symmetry would depend on the visual quality and character of the area. In particular, the extension of a hipped roof into a gable end on a semi-detached dwelling would not usually be considered favourably, especially in the case of a two-storey house. The cumulative effect of a combined roof extension and dormers is unlikely to be acceptable since the resulting works would probably be out of scale and proportion with the original dwelling.

Visual amenity

Downs Mead is a quiet cul de sac of 3 modest bungalows. The existing dwelling at No. 98 fronts Upper Brighton Road with, until recently, no access onto Downs Mead other than a garage detached from the dwelling.

No.98 is set off the side boundary with Hillrise Avenue by between 5.5 metres and 9.5 metres. Until recently this boundary was defined by a low wall and low fencing and enclosed by high tree and shrub planting and the gardens laid to lawn. Its position generally reflects the building line of properties to the north in Hillrise Avenue.

The proposed dwelling would extend to within 1.02 metres of the Hillrise Avenue boundary in a staggered form. The roof of the existing bungalow is fully hipped and it has a higher ridge line than properties in Downs Mead. The proposed dwelling would extend off the west side hip to a full gable end extending the ridge line by 12 metres. The roof would be further bulked out with front and rear dormers.

The proximity of the dwelling to the side boundary, its orientation and access onto Downs Mead, the contrived staggered side wall and the mass of the proposed roof would result in a cramped and bulky development harmful to the appearance of the Downs Mead and Hillrise Avenue streetscenes. It would be out of character with the pattern of development locally and would not make a positive contribution to local distinctiveness.

Residential amenity

The north side dormer window is 15 metres from the conservatory at No. 1 Downs Mead. It would not lead to an unacceptable level of overlooking. The west side gable window is to a landing and is approximately 12 metres away form the side garden of No. 100 Upper Brighton Road. It could be obscurely glazed to avoid any overlooking.

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Dwelling to be created

The proposed house meets the 93sqm floor area for a two storey 3b5p house set out in the Technical Housing Standards 2015.

It would have a rear garden area of about 65sqm. The existing house would retain a garden area of nearly 100sqm. The new house garden would be deeper than that of the existing house and deeper than others nearby.

Highways

The single garage space on site is to be given over to the new house. The applicant has revised the block plan to show an off street parking space for the exiting dwelling alongside its eastern flank wall.

17 neighbours have objected to this application. All of them cite existing heavy on street parking and difficulty for emergency vehicles or refuse trucks to turn at the mouth of Downs Mead. Residents and visitors to The Upper Brighton Road, Downs Mead and Hillrise Avenue rely on use the southern end of Hillrise Avenue for parking purposes.

The existing 4 bed dwelling only has a single garage. A space is now shown for the existing dwelling with the garage assigned to the proposed house. The garage is only suitable for parking a small car. The highway authority advises that both dwellings should have 3 spaces each, an overall shortfall of 4 spaces. Parking overspill would occur onto Downs Mead and Hillrise Avenue. The level of objection in this regard points to an existing on street parking and turning issue which would be exacerbated by this development. In addition Downs Mead is a private road and residents have said they will not give access permission for the new parking space proposed.

BNG

The applicant has not submitted the BNG in Excel form.

The former lawn, shrubs and trees have all been removed. The applicant plans to replace the ‘vegetated garden’ with lawn and laurel hedging.

The replacement planting does not represent a 10% bio diversity net gain. No off site credits have been offered.

Sustainability

No sustainability measures are proposed. These could be conditioned in the event of an approval.

Flood Risk/Drainage

The Council’s drainage consultant does not object to the development but in the event of an approval would like to see two conditions added i) details of

sustainable surface water drainage scheme and ii) a maintenance and management plan for the approved drainage scheme.
Southern Water has advised that insufficient information has been submitted to assess proposed foul drainage. This too could be covered by condition.

Conclusion

Conclusion

The modest contribution this single dwelling would make to housing need is not sufficient to outweigh the harm identified.

Recommendation

REFUSE

1. The scale, bulk and mass of the proposed dwelling would over dominate the original house and its proximity to the side boundary would result in a cramped overdevelopment of this plot harmful to the appearance of the streetscene. The proposal is therefore contrary to policy 15 of the Local Plan, Development Management Standard No.2 'Extensions and Alterations to Dwellings and the National Planning Policy Framework.
2. The application fails to demonstrate a 10% biodiversity net gain and as such would be contrary to Schedule 7A of the Town and Country Planning Act 1990 (as amended), policies 15 and 31 of the Adur Local Plan.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Case Officer:	MOK	Date: 29/1/25
Authorised by:	PB	Date: 29/1/25