Development Management – Delegated Officer Report

Application Number: AWDM/0308/22 Recommendation: APPROVE

Site: 9 Ravens Road, Shoreham-By-Sea, West Sussex

Proposal: Two storey three bedroom attached dwelling to north east elevation with two car parking spaces at front. Amendment to previously approved AWDM/1972/17 to include single storey side extension and front porch.

Date of Site Visit: Visited when considering original application AWDM/1972/17

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

No 9 Ravens Road is the northern most property of a pair of semi detached, two storey dwellings. The application relates to the land adjacent to the main dwelling where there is currently off street parking and a detached garage. There is a private access to the north of the site which leads to the rear of the dwellings where there are garages for the adjacent dwellings, houses and flats.

The street is residential with flats directly to the north of the site, there are many other semi detached dwellings within the street, of varying style. To the north are more uniform dwellings of grander scale than the application site. On the opposite side of the road are gabled roof semis again differing from the style of those adjacent to the application site.

Consent was granted under AWDM/1972/17 and under a minor amendment AWDM/1893/19 for a two storey, three bedroom attached dwelling to the north east elevation with two car parking spaces at the front.

The current application seeks to amend the former consent which has since expired. Plans originally showed a single storey extension to the side and half hip roof with rear dormer and front porch. Officers advised that the changes to the roof could not be supported due to the resultant detrimental impact upon the street scene and existing row of properties. Amended plans show the hipped roof design to remain with a single storey extension to the side with a low level pitched roof. A cycle storage area is shown to the rear of the extension. Two parking spaces remain to the frontage.

Consultations:

West Sussex County Council: The Highways Authority : - Comments following amended plans: - A new frontage hardstanding space will be provided to serve 9 Ravens Road. A new replacement garage to the rear will also be provided, this is accessed via an existing private accessway.

In order to access the proposed hardstanding parking space a new dropped crossing will be required. This will need to be implemented under licence to a specification obtained from WSCC Highways. If the space is fronting a door / means of escape, such as is proposed, the frontage space needs to be a minimum 6.0 metres in order to gain the required licence agreement to implement the crossover. It seems only 4.8 metres is provided between the back edge of the public highway and the new front porch. As such, while there are no overriding highway safety or capacity concerns, the licence to implement the new crossover at this point may not be granted. Removal of the proposed front porch from the application may facilitate a suitably sized car parking space which would in turn allow the licence application for the crossover works to be granted.

The proposed replacement garage is considered suitably sized to park a vehicle. Using current WSCC car parking guidance garages should only be considered 0.5 of a parking space.

A 3-bed dwelling in a location such as this would be anticipated to attract the demand for 3 car parking spaces. Therefore, based on the current plans it would be pragmatic to consider parking on the basis of a 2.5 space shortfall for the existing dwelling.

New Dwelling Parking
The proposed dwelling will be provided two off-street car parking spaces making use of the existing dropped crossing access point.

It seems that only one of these spaces will be 2.4 x 4.8 metres in size. As such the Local Planning Authority would be advised to consider the application on the basis that the new dwelling is provided one car parking space.

A 4-bed dwelling in a location such as this would be anticipated to attract the demand for 3 car parking spaces. A shortfall of 2 spaces when compared to the proposed provision.

Parking Conclusion
Overall based on the above a parking shortfall of 4.5 spaces would be considered (2.5 spaces existing dwelling / 2 spaces proposed dwelling). Any shortfall in parking demand will need to be accommodated on street, safety in accordance with any existing traffic regulation orders. It is extremely difficult to substantiate that small

quantum of parking demand such as this in urban areas result in highway safety implications. The Local Planning Authority may wish to consider the amenity implications being placed towards additional on street car parking pressure.

The proposed dwelling should be provided with EV car parking provision, plans and details of such can be secured via a suitably worded planning condition. Secure and covered cycle parking should also be provided, details of which can be secured via a suitably worded planning condition.

Conclusion
On balance having regard for the existing use, the Local Highways Authority does not consider that the proposal would have and 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 111), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority are minded to grant planning consent the following conditions and informative note would be advised:

Conditions
Access (Access to be provided prior to first occupation)
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled new Build and numbered PL1 Revision A.
Reason: In the interests of road safety.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

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.

Electric Vehicle Charging Spaces
No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Informative Note

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Southern Water

Standard consultation response with conditions and informatives.

Adur and Worthing Councils:

Environmental Health, Private Sector Housing: - No objections

Technical Services: - Surface water drainage- the application form indicates that it is proposed to discharge surface water to soakaway. There is a public foul sewer within the back garden. Soakaways must not be located within 5m of a public sewer, building, or highway and 2.5m from property boundaries. There is no space to locate a soakaway within the layout as proposed. There are no public surface water sewers in the vicinity. A soakaway serving the existing dwelling may be positioned in the location of the proposed dwelling, therefore it is likely discharge to the foul sewer would be increased by not only the foul water generated, but by the surface water generated from two dwellings. The development cannot be delivered and comply with policy 1 of West Sussex County Council Policy for the Management of Surface Water (paragraph 5.2.6). We therefore object to this application.

Following this objection the applicant's agent contacted Southern Water to seek agreement to connect to the public sewer and informal agreement was given. Technical Services have agreed to this provided we have a record of the drainage plans and agreement from Southern Water.

Representations

1 representation received from the occupier of no. 6 Clements Court, Ravens Road:

- Proposal will take light.
- Mess at site and on adjacent land.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity, Character and Street Scene

The original consent considered that there was space in this case of a dwelling of this scale and that it would not appear cramped or represent overdevelopment. Two parking spaces remain as previously proposed allowing space for a landscaped frontage as previously approved. The single storey side extension is a modest addition which does not affect the overall appearance of the dwelling and is a subservient addition. The front porch will match in scale and design that at the adjacent property and is in keeping. There will be no adverse impact in this case as a result of the proposed amendments.

Residential amenity

The previous consent discussed the impact upon the adjacent flats to the side of the site. The amended plans show a landing window to the side at first floor and ground floor side windows all will be considered to be obscurely glazed and the first floor window non openable also. Therefore no overlooking will occur to the detriment of the adjacent occupiers.

The new dwelling will have additional floor space than that previously approved with a W.C and utility at ground floor this will enhance the living accommodation for any future occupier. Sufficient garden space will remain with bin and cycle storage space available.

Parking and Access

As with the previous consent, off street parking is to be provided for both the existing and proposed houses. For No. 9 Ravens Road, one space is provided to the property frontage and one space within the garage proposed to the rear. Cycle storage is also provided for this property in the garage. A condition is attached to ensure the garage remains as a domestic garage for these purposes.

Two parking spaces are provided for the new dwelling to the property frontage, a cycle storage area is also shown within the garden. The parking arrangements and provision are considered to be acceptable by WSCC Highways. There is not considered to be any adverse impact with regards to parking and highway safety, subject to the safeguarding conditions recommended which are attached below.

Drainage Matters

As set out above an objection was received from Technical Services with regards to the proposed soak away and the lack of available space on site to provide a suitable drainage system for the proposed development. Subsequently the applicant's agent contacted Southern Water to seek consent to connect to the public sewer. A letter of confirmation has been received with details on how to apply formally for approval to connect. The applicant's agent has also provided a drainage plan to show the details proposed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The external materials and finishes of the new dwelling hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building No. 9 Ravens Road, including bricks and roof tiles, window design and finish and detailing such as entrance recess and first floor window external brick work detailing, unless otherwise approved in writing by the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage.
5. The flint wall on the northern boundary of the site and enclosing the side garden to the property frontage shall be retained and protected throughout

construction works. The wall shall remain in place at all times, it shall not be removed or altered at any time without the prior consent of the Local Planning Authority.

6. The building shall not be occupied until the parking spaces, garage and access facilities shown on the submitted plans have been installed and completed. The areas of land so provided shall not thereafter be used for any purpose other than access, garaging and parking of vehicles incidental to the use of the proposed development. The garage to the rear of No. 9 Ravens Road shall remain as a domestic garage for the storage and parking of cycles and cars incidental to the use of the property as a dwelling only and shall remain for such use at all times, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety and having regard to the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan.

7. Prior to occupation of the dwelling hereby permitted secure, covered cycle parking shall be provided for the new dwelling in accordance with the approved drawings. It shall remain in place at all times for this use unless otherwise approved in writing by the Local Planning Authority.

Reason: To encourage and provide for a sustainable non-car mode of transport in compliance with the National planning Policy Framework and having regard to policy 28 of the Adur Local Plan.

8. The front entrance door of the new dwelling shall be of timber construction only and any replacement shall be in timber unless otherwise approved in writing by the Local Planning Authority.

9. The wall, piers and planting to the property frontages (Nos. 9 and the new dwelling) shown on the approved plans shall be completed in accordance with such details prior to occupation of the dwelling hereby permitted. These features and planting shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to accord with policies 15 and 30 of the Adur Local Plan.

10. No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hours on Saturdays. No work shall take place on the site on Sundays or on Bank Holidays.

Reason: In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the north side wall of the building. The side landing window hereby approved shall be fitted with obscured glazing and be permanently non-openable. The ground floor side windows shall be fitted with obscure glazing and be top opening only, 1.7 metres above finished floor level.

12. The development hereby permitted shall be carried out in accordance with the Drainage Plan submitted via email from the agent on 27th September 2022.

13. No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Informatives

01. 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.

02. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

03. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

04. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website:

www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

05. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 30th September 2022

Authorised by: Peter Barnett Date: 30 September 2022