Adur District Council

Planning, Regeneration and Wellbeing

A.J. Salter & Sons
50 Windsor Road
Worthing
West Sussex
BN11 2LY

Our Ref: ADC/0250/09
Your Ref: 1509

Date: 05 August 2009

Dear Mr Salter,

RE: Proposed redevelopment of car storage/sales site with 7 two-bedroom houses served by new access drive and parking area (outline application with all details reserved), 42 Leconfiled Road, Lancing.

Application:ADC/0250/09

In reference to the above planning application, I have now had a chance to view the site fully to see the proposals in the context of the surrounding properties, and I have some concerns with the amount of dwellings that you are proposing at this outline application stage.

The site itself is a brownfield site within the built-up area which is not specifically identified for any particular use, consequently the proposed scheme for residential development is considered to be acceptable.

Adur District Council has published a Development Control Standard (No. 2) entitled 'Space around New dwellings and Flats', in which it sets out minimum distances between proposed new dwellings and their neighbours. Policy Ah2 of the Adur District local Plan is the relevant policy, and it states within the explanatory text that proposals for residential units will be expected to comply with these Dev. Control Standards.

Development Control Standard No.2 states that: -
(2.5) where a principal window faces a solid obstruction a distance of 11m is required between the window and a single-storey structure or **14m** between a principal window and a two-storey structure;
(2.8) In the case of small ….end-of-terrace dwellings a minimum gap of 1m should be provided between any wall of the dwelling and the side boundary;

(2.14) In the case of infill developments the distance between a dwelling and the front of a plot should usually adhere approximately to the existing ‘building line’. The minimum of 3m would be suitable for an urban street development and would allow for the maximisation of rear amenity spaces.
(3.2) A minimum rear garden depth for two-storey houses is derived from the minimum distance required between the rears of dwellings of 22m. The minimum therefore being 11m.
(3.4) 2-bedroom terraced dwellings should have a minimum garden area of 50 square metres each.

Policy AH2 of the Local Plan sets the objectives for the above Standard and states, amongst other things that: - the appearance scale and character of a development should create a pleasant place in which to live; with particular attention being paid to density and layout of buildings and hard-surfaced areas; that it does not have an uneighbourly effect on existing dwellings.

Notwithstanding the above information, Government policy guidance PPS3 encourages best use of urban land for housing at higher densities (minimum 30 dwellings per hectare) and without rigid application of parking and amenity space standards.

I do have some concerns with regards to the proposed layout of the site which appears rather tight. Whilst I appreciate that the layout would be subject to a reserved matters application, it is a worry that there is no space to realign the 7 dwellings in any fashion.

Firstly I think that the forward building line is too close to the road and given the houses will be two-storey they should be moved to be at least 3m back from the edge of the footpath. The bungalow to the north has its main front wall 3m back from the road with other features such as the eaves and bay window projecting forward. The main building line of the dwelling further north (No.38) is also 3m back. The knock on effect of the increased set back will be a reduction in garden space for units 1-3, in the case of unit 3 is currently already below the 14m required. Unit 3 in particular is substandard given the outlook would be directly at the flank wall of unit 4. In addition unit 3 will appear too cramped, being as it would be 0.25m from the accessway. I refer you to my email of 27 July regarding points raised by West Sussex County Council Highways, and Adur Waste services.

The garden distances of units 4-7 are probably acceptable however the impact on garden space of No.40 will be harmful. The whole of the plot does appear to be overwhelmed by the level of parking and hardsurfacing, and given that some rearranging is required I think you should consider maybe angling the dwellings (Units 4-7) so they face towards the NW, away from No.40.

Another point worth raising is that Units 4-7 would be greatly improved if their main rear outlook was towards the south, this would increase the levels of sunlight and solar gain to the properties aswell as having the advantage of a more desirable south facing garden.

In terms of the overall density of the site, (the only issue being considered) it is my opinion that the proposals are too cramped and that two dwellings should be removed from the proposals, leaving a pair of semi-detached houses fronting onto Leconfield Road with a terrace of three dwellings within the site. It is to be noted that even with 5 dwellings the garden space, siting, and arrangement of parking will need amendment to enable the density to be low enough that it would not appear out of character or unsympathetic to the area and as a result contrary to Policy AH2 of the Adur district Local plan.

Please could you mention my comments to your client, and if you propose to make minor amendments to the scheme I would be grateful if you could forward three copies for my attention (or 1 via email) by 19 August 2009, if none are received by this date I will take it that you wish the application to be determined on the basis of the current submission.

Any major alterations to the scheme which require re-advertising will need to be withdrawn, and a fresh application submitted.

Yours sincerely,

Carlos Hone
Planning Officer