**Application Number: ADC/0283/08 Recommendation – APPROVE**

**Site: 15 Grover Avenue, Lancing BN15 9RG**

**Proposal: Attached three-bedroom house at side with parking at front (and single storey rear extension to existing house and parking at front)**

## The Application

The application relates to the western side of a semi-detached three-bedroom house located on the south side of the road. Permission is sought to erect a new three-bedroom house attached to the west side of the existing house. An existing flat roofed side extension is to be demolished.

The plot measures 6.5m-7m wide and 30.5m deep, leaving the existing house on a plot 7.5m wide and 30.5m deep.

The proposed house would be 6.5m wide and 9.7m deep, including a single-storey rear extension. The existing house is to construct an identical single-storey rear extension, measuring 3m deep across the full width of the house, to match the new house. The front of the new house would be flush with the existing. Two new vehicular accesses would be formed to serve both dwellings from Grover Avenue. A path would be formed around the side of the new dwelling to enable access to the rear garden of the existing house.

The new house would have a plain tiled fully hipped roof to match the existing dwelling. To the west, the adjoining pair of properties have gable ends and are set 2.5m forward of the front elevation of the proposed dwelling.

## Consultations and Representations

***West Sussex County Council:*** To be reported

***Lancing Parish Council:*** No comments received.

***Third Parties:*** 2 letters of objection have been received from the occupiers of No's 13 and 17 Grover Avenue on grounds of overdevelopment; terracing effect (would make his property an end of terrace rather than semi-detached as it is now); out of keeping with appearance, design and character of the street; loss of light to kitchen window of No.13
***[NB. the occupier of 17 Grover Avenue has requested to speak at the Committee meeting]***

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC1, NE1, CH1, ERA1, DEV1, DEV4-5

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwellings and Flats'.
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 & ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

**Planning Assessment**

***Policies***

The site is located within a residential part of the built-up area of Lancing and the proposal constitutes infill development as provided for in both Structure and Local Plan policies. There is no objection in principle to such development within the built-up area and, in order to meet the housing requirements of the approved Structure Plan and Local Plan, an element of housing development by way of 'unidentified' small infill sites is necessary.

Structure Plan policies give significant weight to making the best use of land through higher density development provided that the impact on the character of the area and environment is acceptable (LOC1, ERA1, CH1) and subject to policy DEV1 which requires high quality development. Policy DEV4 states (amongst other things) that development should not be permitted unless the travel needs it generates are met. DEV5 states that "Development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative".

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 hard surfaced areas.

Government policy guidance in PPS3 encourages best use of urban land for housing development, particularly affordable housing and a mixture of types to create a balanced community, at higher densities (avoiding developments at less than 30 dwellings per hectare) and without rigid application of parking and amenity space standards. However, it also seeks to improve the quality and attractiveness of residential areas and urges imaginative designs and layouts which make more efficient and sustainable use of land without compromising the quality of the environment. PPS1 states:-

> "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

PPS3 also states that Councils should "facilitate good design by identifying the distinctive features that define the character of a particular local area..... ...Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric... .....successful intensification need not mean high rise development or low quality accommodation with inappropriate space.....The density of existing development should not dictate that of new housing by stifling change or requiring a replication of existing style of form.....If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment."

***Visual Amenity and Character***

The application site comprises a proposed plot of 6.5m wide frontage, with a side path a further 1m wide. The existing plots within the street vary in width, with some as wide as 14m and others, including those immediately to the west, 8m wide. Pairs of semi detached houses with generous spaces between are a feature of the street, but there are also narrower and smaller properties. A similar development at no.30 on the north side of the street in 2005, for example, results in an attached dwelling on an existing pair of semi-detached properties on a plot 7m wide (L/187/04).

Government advice in PPS3 is to make a more efficient use of urban land and the generous plots within Grover Avenue are in excess of what is now regarded as necessary to provide an adequate standard of residential amenity. In view of the variety of plot widths and the relatively recent consent at no.30, it is not considered that the construction of a dwelling on the side of this semi detached property would unduly harm the character and appearance of the street scene.

The new house has been designed to match the existing property at No.15, with a front entrance door and front elevation flush with no.15. Objections from the occupier of the other half of the semi detached pair on the grounds of a terracing effect are noted. However, it is not considered that such an objection has sufficient weight to warrant refusal of the application. While the nature of the particular houses (No's 15 and 17) will change from semi detached to terraced, it would be difficult to substantiate a reason for refusal on this ground as there are two terraces of 4 houses (No's 23-37) a short distance to the east and a terrace of 3 houses (No's 28, 30 and 30A) almost opposite this development.

***Residential amenity***

The proposed house would project 3m rearward of the existing house at No.15 as it presently stands. However, No.15 is to be extended at the rear to match the new property.
To the east, No.17 has a conservatory at the rear which is largely screened by a boundary hedge and a line of conifers within No.17's ownership. It is not

considered that the proposed extension at No.15, which complies with the Council's DC Standards, will have an adverse effect on the residential amenities of No.17.

To the west, No.13 Grover Avenue is set forward of the site, 1.6m from the boundary. The proposed 2 storey element of the dwelling would project 2.5m beyond the rear elevation of no. 13 with the single storey extension projecting a further 3m. No.13 has a blank side gable at first floor with secondary windows at ground floor serving a living room (2 windows) and a kitchen (1 window). It is acknowledged that there will be some loss of light to these windows due to the two storey form being brought closer to the side of no.13. However, both the kitchen and living room will continue to receive the majority of their light from the principal windows at the front and rear of the property and any impact on No.13 is therefore not considered to be sufficiently serious to warrant refusal.

At the rear, No.13 has a conservatory on its western boundary and a shed on the eastern boundary with the site. The new dwelling will be 2.8m from the side of no.13 and it is not considered that the proposed new dwelling will unduly restrict light or outlook to the rear of that property. The rearward projection of the new dwelling complies with the 45 degree and 60 degree 'rule of thumb' for two storey and single storey extensions respectively. No.13 will continue to receive sunlight for most of the day as a result of its southerly aspect.

At the rear (south), the site is bordered by allotments only and no loss of amenity will occur.

The rear garden of the new dwelling will be 77sqm in area, which is in excess of the 65sqm required for 3 bed terraced dwellings as set out in the Council's DC Standards. Similarly, the existing 3 bed house will continue to have a rear garden area of approximately 90sqm.

***Parking and Access***

The comments of WSCC as the local Highway Authority and confirmation of any TAD contribution are awaited. The existing dwelling has no off street parking and it is proposed to provide one space for each dwelling served by separate accesses. At 9.4m deep, the driveway for the new dwelling would be capable of accommodating two average-sized cars, thereby meeting the Council's maximum parking standards.

**Recommendation**

Subject to consideration of the comments of WSCC including on the sustainable transport contribution required and the satisfactory completion of a section 106 Obligation undertaking to pay the contribution, 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, AH5) and the West Sussex Structure Plan (LOC1, NE1, CH1, ERA1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. C7Ci (Details of walls, fences to be approved and implemented) (amended)
3. C8Bi (Car and cycle parking spaces to be constructed and retained)
4. C9Ci (Pavement crossing details)
5. C9F (Pedestrian visibility splays)
5. C9G (Provision of 2.4m by 43m visibility splays in both directions)
6. C12Ai (External materials to be submitted and approved)
7. C18B (Removal of permitted development rights)
8. C18Civ (Windows in west side to be obscure-glazed)
9. C18Ei (No additional windows in west side)

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