Development Control – Delegated Officer Report

Application Number: ADC/0072/07 **Recommendation – Refuse Application**

Site: **Land Adjacent 1 Paythorne Close Southwick West Sussex**

Proposal: **Demolition of single-storey side extension and erection of an attached three-bedroom house (retaining existing garage)**

The Application

Full planning permission is sought for the demolition of a single storey side extension and erection of an attached two storey, three bedroom house.

The site is located within the built up area of Southwick within a cul-de-sac, Paythorne Close which is accessed from Holmbush Way. The cul-de-sac comprises of seven pairs of semi detached properties, Nos 1 and 3 Paythorne Close being the first pair on the left when entering the cul-de-sac.

The application site is triangular in shape and is located adjacent to No. 1 Paythorne Close. Currently on site there are two single storey side extension and attached to this there is a single garage which is built up to the south easterly boundary of the site. The proposed new dwelling is to be built on the site of the two single storey extensions and the single garage is to remain to accommodate the new dwelling.

The proposed plans show two parking spaces to be provided for the new dwelling, one to the front of the property and one in the existing garage. The existing dwelling No. 1 Paythorne Close is shown to have one off street parking space only.

The proposed building will be the same height as the existing property with a maximum height of 8.3 metres. The roof will be hipped which differs from No. 1 Paythorne Close which as existing has a gabled roof. The main frontage of the house will be 6.8 metres wide and with the garage included there will be a total width of 11.4 metres. A rear 'yard' is shown on the plans and front garden adjacent to the parking area.

Consultations and Representations

***County Transport Planning Services*: -** Advice is given and more information is requested – There is no objection raised to the proposal however clarification is required over the proposed widening works to the crossover. It is not clear from the application how much the cross over is to be widened. An extended cross over of 16 metres in length would be unacceptable as it would result in the loss of a number of on-street car parking spaces. Separate accesses may be more appropriate to allow a

parking space to be maintained between the two accesses. This would provide two off street parking spaces.

Covered and secured cycle parking would be required for the existing dwelling as the garage is lost to the proposed dwelling.

2x2 metres pedestrian visibility splays should be provided .

A TAD contribution of £1, 625 would be required.

Third Parties: - 12 letters of objection have been received from the residents of Nos 19, 21, 23, 25 (2 letters) Holmbush Way and Nos.3, 4, 6, 8, 10, 12, 14 Paythorne Close. The main objections are: -

(a) The proposal will be unneighbourly due to loss of outlook, loss of property value, loss of light and loss of privacy to the neighbouring properties and would be contrary to Policy AH2 and AH7 of the Adur Local Plan.

(b) The proposed dwelling will have limited open space and does not meet the Council's Development Control Standards, loss of large part of existing garden area.

(c) Loss of garage, parking provision inadequate, current parking problems, cars park on pavements, limited access for emergency service vehicles and refuse collections, parking hazardous to pedestrians,

(d) A terrace would be out of character with the close, not able to make materials match, design of property out of keeping.

(e) Over development, property cramped into a small space.

(f) The development would set a precedent for further development which would be to the detriment of the area.

No 25 Holmbush Way and Nos. 8 and 14 Paythorne Close have enclosed photographs with their objections showing the parking problems existing on site and also views of the site from their properties.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1, LOC1, NE1, NE2, ERA1, CH1, DEV4, DEV5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH1, AH2, AH5, AT12
Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 2 'Space Around New Dwellings and Flats'
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): H1, H3, T3,

PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS 3 'Housing' (DCLG 2006)

Planning Assessment

Policies

The site is located within a residential area in the built up area of Southwick. Therefore the principle of residential development in this case is accepted under Policy AG1 of the Adur District Local Plan. This development however is subject to the proposal complying with other development plan policies and not detracting from the existing local urban environment.

The above policies and guidance encourage the redevelopment and infilling of land to provide additional housing to make the best use of urban land. However the policies also set out criteria which a proposal must be considered against. Policy DEV1 of the West Sussex Structure Plan states that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality taking into account the need to, amongst other things, integrate with and where possible enhance adjoining land uses and minimise conflicts between land uses and activities. It also states that there should be high priority given to pedestrians and to reduce the dominance of cars.

Policy AH2 of the Adur District Local Plan relates to housing development by way of infilling and redevelopment. Development should be designed so that its appearance, character and scale create a pleasant place in which to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout, no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or open amenity space. There should also be adequate access and parking arrangements as required by AT12 of the Adur District Local Plan.

The Council's adopted Development Control Standard No.2 'Space Around New Dwellings and Flats' states the requirements for new developments with regards to amenity space, distances between dwellings, and parking.

Residential Amenity

The main properties to be directly affected by the proposed dwelling are the properties to the south Nos. 21, 23 and 25 Holmbush Way. However the new dwelling will be visible from the surrounding properties in Paythorne Close and other dwellings in Holmbush Way.

The proposed dwelling is located to the rear of No. 23 Holmbush Way, a 1 metre gap is proposed between the south east corner of the dwelling and the rear boundary of this property. There will be a distance of approximately 12.5 metres between the rear of No. 23 and the new dwelling house.

It is considered that due to the close proximity of the proposed new dwelling to Nos. 19, 21, 23 and 25 Holmbush Way and the fact that the site is at a slightly greater ground level, the proposal will represent an unneighbourly and overbearing form of development which will be detrimental to the amenities of the occupiers of these properties. The new dwelling is therefore contrary to Policy AH2 of the Adur District Local Plan.

It is considered that the amenity space which is provided with this dwelling would be unacceptable in this case. Development Control Standard 2 'Space Around New Dwellings and Flats' states that a three bed terraced dwelling should have a garden area of 65 square metres. In this case the garden is only approximately 30 square metres and therefore is well below this standard. The maximum depth of the rear garden is only 6 metres reducing to 1 metre, the DC Standards state that garden depth should be a minimum of 11 metres.

Character and Visual Amenity

It is considered that the proposal represents overdevelopment of the site, resulting in a cramped development which would be overly close to the existing adjacent buildings. There would be limited space around the building particularly to the side and rear, the building would cover the entire width of the site. The new dwelling would therefore be out of character with the surrounding area which comprises of mainly semi detached properties with spacing to the side, front and rear. It is not considered that the site is large enough in this case for a new dwelling and the development would be detrimental to the visual amenities of the locality and is therefore contrary to Policy AH2 of the Adur District Local Plan.

Highways

The Highways Authority, as stated above do not wish to raise a highway objection in this case however, they would require some amendments to be made to the existing and proposed crossovers to allow for an additional off-street parking space.

The photographs provided by the local residents show an existing parking problem within the cul-de-sac where cars are parking on pavements and within the street. This issue was also noted when the case officer visited the site. It is considered that a new dwelling is likely to intensify this problem and increase the pressure for parking within Paythorne Close and the surrounding road network, which would be contrary to Policy AH2 and AT12 of the Adur District Local Plan.

Recommendation

REFUSE on ground that :-

H13AR (Inadequate size of plot and overdevelopment)

Case Officer ...UBarker..... Date ...2/3/07...

CBladwell 2/3/07