Expired.

Application No.: ADC/0607/07 Recommendation – Permit Application

Site: 65 The Meadway, Shoreham-by-Sea, West Sussex

Proposal: Demolish Existing Dwelling & Erect 2 Detached Three-Bedroom Houses with Integral Garage.

The Application

The application site contains a detached chalet bungalow with white rendered walls and a half gable fronted clay tile roof, located on the southern side of The Meadway, within the built up area of Shoreham-by-Sea.

The applicant proposes removal of the existing dwelling and its replacement with two detached, three bedroom (with additional study) double storey houses, each with its own single bay integral garage on 9m wide plots. The design of each dwelling mirrors the other and exhibit the following characteristics:

- A 6.8m wide by 13.4m deep floor plan, with a further 3.4m wide by 1.3m long front protrusion located on the external side boundaries of the combined plot;
- A hipped roof line measuring 7.6m at its apex which has been brought down to mid-window height at the eaveline, such that the overall height of the buildings (set back a 1.1m from the side boundaries) is 4.7m;
- Inclusion of a 1.8m wide by 1.3m deep front dormer for daylight access into one of the front bedrooms, and the use of two velux windows for daylight access into the other; &
- Inclusion of a 4.8m wide by 1.35m deep rear dormer with an attached 3.6m wide by 1.45m deep balcony coming off the master bedroom.

The existing rear garden has been divided in two such that each house has an amenity space of around 130m^2 (9m x 14.5m) dedicated for its exclusive use. The integral garages will provide covered accommodation for one vehicle each, with a 5m deep hardstand in front of both garages allowing for the parking of a second vehicle on-site.

The Meadway contains an eclectic mix of building designs with various types of properties varying in both height and scale. Similar conversions of a single property into two dwellings on separate plots has occurred within immediate proximity to the site, including No.62 The Meadway (SU/168/03/TP – diagonally opposite) and No.65 Old Fort Road (SU/21/03/TP – directly to the rear).

Consultations and Representations

Environment Agency: EHO - No OBJECTION. *

County Transport Planning Services: No objection TAD £1,788 req.

Third Parties: No representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, NE1, NE2, ERA1 & DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH2, AH5, AT12 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 2 'Space Around New Dwellings & Flats'

Planning Policy Guidance No.3 – 'Housing' (DETR 2000)

Planning Assessment

Policies

Planning Policy Guidance No.3 encourages maximising the use of urban land for housing development at higher densities (without rigid application of parking and amenity space standards), subject to emphasis being placed on the quality of design.

Structure Plan policies support the principle of PPG3 and 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 the development being of a high quality standard (DEV1).

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 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;
- They respect existing natural features of the site including landform and trees;

- They do not have an unneighbourly effect on existing dwellings by reason of unacceptable loss of privacy, daylight / sunlight, outlook or open amenity space;
- They incorporate adequate standards of residential amenity for the new dwellings(s) in terms of open amenity space, daylight, outlook and privacy;
- Access and parking provision meet adopted standards; &
- They comply with Council's adopted development standards (in this instance Development Control Standard No.2 – 'Space Around New Dwellings and Flats').

Visual Amenity, Character & Appearance

The height and general appearance of the dwelling are relatively similar to a number of other new builds in the general area and are therefore not considered to be out of context with the eclectic building character that exists within the Shoreham Beach locality.

Residential Amenity – Privacy

There are a number of windows in the first floor side elevations of the proposed dwellings which have the potential to impact on adjoining properties in terms of overlooking. All except one (being a supplementary light source to a bedroom), are proposed as openings to non-habitable rooms however, hence imposition of a condition requiring the windows to be fixed shut and constructed with obscured glass will satisfactorily resolve this issue without unreasonably impacting on the functionality of those rooms.

A distance of approximately 24m exists between the proposed rear balcony and the rear elevation of No.'s 65 & 65A Old Fort Road, in excess of the 22m minimum distance required by Councils Development Standard between principal facing rooms. Whilst some overlooking of adjacent gardens is inevitable, it is not considered a significant loss of privacy would occur as to warrant refusal of the application on this ground. The existence of mature vegetation along the rear boundary of the property greatly assists in minimising this potential concern.

The erection of privacy screens as proposed on both sides of the rear balconies will suitably address any concerns with potential overlooking of properties either side of the proposed dwellings.

Residential Amenity – Daylighting

Despite being two stories in height with single storey bungalows in existence on either side, by virtue of the eave level having been brought down below the front window line, impacts on adjoining properties with respect to overbearingness and access to daylight, are considered to be within acceptable limits and comparable to other approvals issued in the locality.

Amenity Space

The size of the proposed amenity spaces easily exceed the 100m^2 recommended in Council's Development Standard for large detached dwellings (with 4 bedrooms or over 120m^2 floor space).

Vehicular Access & Parking

Whilst the depth of the proposed hardstand in front of each garage is less than the 6m minimum prescribed in Council's Development Standards, the 5m depth proposed is still capable of accommodating the parking of a second dwelling off-street without obstructing the adjacent pavement. The arrangement is therefore considered acceptable in this instance, in that it satisfies the general objective of Council's relevant Development Standard.

Recommendation

Approval for the reason:- 2PPi

1. C1Ci (Standard Time Limit)
2. C7Cii (Fencing Detail to be submitted & approved – Policy AH2)
3. C8Bii (Parking & Access to be maintained)
4. C12Aii (External Materials to be submitted & approved)
5. C18Cii (Obscure Glazing in Side Elevations)
6. C18N (Drainage Details to be submitted & approved)

Case Officer: .....

Date: 22/4/08.

PB 22/4/08