Development Management - Delegated Officer Report

Application Number: AWDM/0166/24 Recommendation – Approve

Site: St Peter's House, 107A Gardner Road, Southwick

Proposal: Proposed two storey detached house with rear dormer. Application to vary Condition 1 (approved plans) of AWDM/1527/21. Amendment: Boundary position moved to correspond with Planning Permission AWDM/1420/22.

Date of site visit: Visited several times in connection with previous applications

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site comprises the side garden of 107A Gardner Road (former Vicarage) and is adjacent to a new dwelling constructed in 2019 known as 107B. The site measures 9.2m wide at the front, narrowing to 6m at the rear.

A motorcycle distribution centre is located on the opposite side of the road to the north; Fishersgate Recreation Ground is to the south, with an all-weather football pitch closest to the site.

Permission was granted in 2021 to construct a detached two storey 3-bed dwelling on the site with accommodation in the roofspace and a rear dormer (AWDM/1527/21). It measured 6m wide, 8.9m deep and 8.5m high. It had a floor area of 103m2 and a pitched roof with side gables and projecting gable feature at the front. It was shown as being finished in brick and tile with render at first floor. Two parking spaces were shown on the site frontage.

The site boundary was shown to run immediately along the side of 107 A Gardner Road before stepping in by 0.8m at the front. This application seeks to amend the boundary line so that it is a straight line, moving it further from the side of 107A by 0.8m. The position of the house relative to 107A does not change and remains 1m away at the rear and 1.6m at the front. The new boundary line will correspond with the boundary line shown in application AWDM/1420/22, which was for the conversion of 107A into 2 houses.

Relevant Planning History

AWDM/1896/19 - Proposed two storey detached dwelling (now 107B) approved

AWDM/1527/21 - Proposed two storey detached house with rear dormer – approved

AWDM/1420/22 - Conversion of St Peter’s House to form 2 no. semi-detached houses including loft conversion - approved

Consultations

West Sussex County Council: The Highways Authority: Having inspected the submitted plans, the changes appear minor and no concerns would be raised from a highway safety point of view

Adur and Worthing Councils: **Private Sector Housing**: No comment

Drainage: No objection

Southern Water: No objections

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 12, 15, 18, 19, 20, 22, 28, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Shoreham Harbour Joint Area Action Plan 2019
National Planning Policy Framework (2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves increasing the housing stock within the built up area and can be supported in principle, particularly as the Council cannot currently demonstrate a 5 year housing supply. The relevant issues are the effects on the amenities of neighbouring residential occupiers, parking and highway considerations and the effect on the character and appearance of the surrounding area.

Visual amenity

The house will be detached with gabled ends and front gable projection which will match the new house to the west. 107A to the east is a larger detached house with gabled ends while the former Church to the west is also gabled. The proposed building would not therefore be out of character in design terms.

The site is narrow and there is a slight concern that it will appear cramped. A gap of only 1.6m at the front and 1m at the rear will be maintained to the side of 107A. Previously, the side wall of 107A was to have been immediately on the new boundary but a 1m gap is now proposed. This does not change the distance between the buildings which will remain tight but there is little chance of either building being able to extend closer to each other in the future. A gap will therefore be maintained, particularly at the front, to prevent a terracing effect in the future. A wider gap will be maintained to the west with 107B. The

width of the plot is not considered to be unduly narrow when compared with the terraced houses to the east and west which have plots of between 4.5-6m width.

Externally, the materials will be similar to those on the house to the west and it is not considered that the proposed house would cause harm to the visual amenities of the locality.

Residential amenity – existing residents

107A to the east currently has two first floor windows and a ground floor window facing the site. However, these are secondary windows which are to be removed and the openings blocked up as part of this development. No window is proposed for the side elevation to protect privacy.

107B to the west has a blank side elevation and will not be adversely affected by this proposal.

Residential amenity – future occupiers

At around 103sqm the internal floor area complies with the minimum standard for a 3 bed, 5 person 3 storey dwelling (99sqm).

Externally, the rear garden measures 6.9m deep and has an area of around between 5.5m-6m deep and has an area of around 45sqm which is reduced slightly from before due to the narrowing of the plot. The Council's SPD requires a minimum depth of 11m where one house backs onto another (not the case here) and an area of 85sqm for a small detached dwelling (up to 3 bedrooms or 120sqm). The rear garden would therefore fall considerably short of this minimum area. However, it would be similar to the garden area of 107B. Furthermore, it is in close proximity to an area of public open space, namely Fishersgate Recreation Ground which is to the rear of the site and easily accessible by footpath from Gardner Road. Houses close by in Gardner Road have garden areas of between 44sqm and 66 sqm, with an average of 55sqm, similar to that now proposed.

The rear garden depth is just 6m and this leaves very little scope for future extensions which could reduce the garden area further. In the circumstances, permitted development rights for extensions and outbuildings should be removed by condition.

Parking and access

Two parking spaces are to be provided which meets the requirement for a 3 bed dwelling in this location. One of the parking spaces should be constructed with an active EV charging point and this can be conditioned, as can cycle parking provision.

Sustainability and Energy

The site lies within the Shoreham Harbour Regeneration Area where all new development should undertake an assessment of energy demand through the submission of an Energy Statement, in line with the Council's adopted SPD (August 2019).

A statement submitted with the previous application showed a 10% reduction in CO2 emissions through the use of PV panels on the rear roofslope.

Hazard

The site lies within consultation distance of a major hazard site, Local Fuel at Shoreham Harbour. The HSE has previously considered the proposal and did not advise against the granting of permission in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Site set up
4. Hours of construction
5. Materials
6. Drainage
7. Remove PD Classes A, D, E, F
8. Access
9. Car parking
10. Cycle parking
11. EV charging
12. Windows in 107A to be blocked up as per approved plans prior to occupation
13. PV panels and energy efficient measures to be implemented

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 18 March 2024

Authorised by: Gary Peck Date: 18 March 2024