Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0583/12

Site: **68 The Meadway Shoreham**

Proposal: **Demolition of existing bungalow and construction of 3 bedroom chalet bungalow**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a new chalet bungalow to replace an existing bungalow, to measure (at max) 7.4 metres in height, 11 metres in length, and 9.7 metres in width

The existing building is a bungalow with somewhat rudimentary materials and finishes. It has been extended at the front with a glazed lean-to. There is a 'rough-and-ready' timber gate and front boundary wall.

The application site is in an outer residential suburb of Shoreham. There is a mix of building types in the street, some being bungalows; others are two-storey.

Relevant Planning History
None

Consultations

Adur and Worthing Councils: The **Environmental Health** officer raised *no adverse comments and request precautionary contaminated land condition*

Representations
One letter of objection received from occupiers of No. 5 Shingle Road (summarised):

- *Rear dormer window would overlook our garden and property.*
- *Would be happy with the development if this window is changed to fixed and opaque window in line with our property and adjacent property No. 66*

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): SP3, BE1, CC1, CC4, CC6, H4, H5, T4, BE2
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AH5, AH3, AH2, SPG Development Control Standard No. 2 Space Around New Dwellings and Flats

Planning Assessment

Principle

A one-for-one replacement dwelling on this site is acceptable in principle.

Visual amenity

The existing building has only limited architectural and townscape worth. Its loss would not detract from the established character and appearance of the street.

The character of the street is varied. It consists of a mix of bungalows, chalet bungalows and one-and-half storey buildings.

Within a street of such mixed character, a suitably scaled and appropriately designed chalet bungalow would not be obtrusive.

The proposal is one such building. In terms of its scale, it would be a successful transition from the two-storey properties to the west to the bungalows to the east. There is sufficient spacing between the new building and site boundaries to avoid a cramped appearance.

The principal design features (the twin front bays and half-hip roof profile) of the building are evident on other properties in the street, so its design is in keeping. The suggested exterior materials and finishes are also evident elsewhere in the immediate area, and so are in character.

Attention has been given to the setting of the new building also, with an appropriately designed front boundary wall and garden. The existing Holm Oak will be retained.

Residential amenity – *future occupiers*

Future occupiers would be offered a satisfactory standard of accommodation, which meets the Council's adopted interior and exterior space standards.

The building has the resilience to accommodate the changing needs of future occupiers over time.

Residential amenity – *effect on* ***existing dwellings***

The neighbours principally affected by the development are either side and to the rear of the application site.

Neighbours to rear (principally No.5 Shingle Road)

A distance of 11 metres would be retained between the new building and the shared boundary with the rear neighbours, including No. 5 Shingle Road.

The neighbouring building at No.5 Shingle Road is angled obliquely from the new building. The principal habitable room windows of this building face south-west, so there

would be no face-to-face relationship between these and the first floor windows of the new building. However the first floor window would directly overlook the near entirety of the garden of this neighbour, so if it were clear glazed this would result in unacceptable loss of privacy.

However the planning agent has agreed to make this window obscure glazed in its entirety and fixed shut below 1.7 metres above finished floor level. The severity of overlooking that would occur from a window of this design would not be untypical of a suburban environment, and not unacceptable in its nature as direct views into the garden of the neighbour are avoided.

The new building would be sufficiently distant to prevent it from being unduly overbearing or to cause overshadowing.

Neighbour to west (No. 66 The Meadway)

This neighbouring building has no habitable room windows in its flank facing the application site. Overlooking from the new building, including from its rooflights, would therefore be oblique, with no unacceptable loss of privacy.

As the new building would not project beyond the rear face of the neighbouring building, overbearing and overshadowing onto this neighbour would not be adverse.

Neighbours to east (Nos. 3 Shingle Road and 70 The Meadway)

3 Shingle Road

The new building would come only marginally along the boundary with this neighbour, so overbearing and overshadowing onto this neighbour would not be adverse. Overlooking would be oblique, with intrusive loss of privacy avoided.

70 The Meadway

The new building would be built along most of the boundary with this neighbouring building (the distance between the two buildings would be 5 metres at its narrowest). Inevitably this would curtail this neighbour's outlook and reduce the daylight and sunlight received they receive.

However, the principal habitable room windows of this neighbouring building face south rather than onto the application site, and the majority of the neighbour's useable garden is around to the south. Moreover the eaves of the new building are low (some 2.2 metres), with the roof steeply pitched away from the shared boundary. An existing garage to the south elevation also screens part of the new building.

All this circumstance ensures the severity of any resultant overbearing and overshadowing would not be adverse onto the living conditions of the neighbour.

Overlooking would be limited to a single obscure glazed roof light serving loft space, so would not be materially harmful to the neighbour.

Parking and Accessibility

Sufficient space would be made for two cars within the site, and there would be space available to turn and exit in forward gear.

This provision of parking is adequate to avoid any exacerbation of on-street parking. The highway has the potential to accommodate the parking demands from future occupiers well beyond this.

Increased use of the existing access would not be harmful to highway safety as there is good visibility along the highway.

Sustainable Construction and contamination

The applicant has agreed to build out to meet Level 3 of the Code for Sustainable Homes, with all hard landscaping constructed in a porous and/or permeable manner. These measures meet the Council's aspirations for sustainable construction.

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk

Recommendation

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 South East Plan (GOSE 2009) policies SP3, BE1, CC1, CC4, CC6, H4, H5, T4, BE2, and Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AH5, AH3, AH2

Subject to Conditions:-

1. time limit
2. Approved plans
3. Dwelling to be built out to meet at least Level 3 of Code for Sustainable Homes
4. No occupation until details of permeable/porous hardstand agreed and provided
5. No occupation until all boundary treatment (including front) provided
6. No occupation until parking provided
7. No occupation until soft landscaping provided (new tree to be Holly)
8. Notwithstanding "pd" no additional windows/openings above eaves height
9. Notwithstanding "pd" no extension/alterations and/or outbuildings
10. Bathroom and store roof lights obscure glazed
11. First floor rear bedroom window obscure glazed in its entirety and fixed shut below
    1. 7metres above finished floor level.

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? Y

Case Officer signed: Matthew Porter Date: 12-07-2012

Authorised and signed by: Peter Barnett Date: 16 July 2012