Development Management - Delegated Officer Report

Application Number: AWDM/1365/14 **Recommendation – Approve**

Site: **53 Kings Road, Lancing**
West Sussex, BN15 8EG

Proposal: **New two-storey detached house with integral garage to replace demolished house.**

Date of site visit: 14 October 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the plot of a detached house which was demolished due to its state of disrepair. Planning permission is sought to replace it with a new two storey 2-bed dwelling.

The proposed dwelling has been sited slightly further forward than the previous building and it has a lower ridge height. It will measure 12.4m long, 6.8m wide and 5.4m high with a pitched roof with a gable at the front and a hipped roof at the rear containing a dormer window. The first floor accommodation is to be provided within the roofspace and the first floor window at the front is positioned centrally within the gable. Additional light is formed by rooflights on both sides of the roof. An integral garage is included.

Relevant site history

None

Consultations

West Sussex County Council: The Highway Officer has no objection. Kings Road is a class 'D' residential road with a speed limit of 30mph. Visibility to the west at the proposed access point does appear to be limited due to the bend in the road. However, given the class and nature of the road and how the boundary is angled, it is considered that adequate visibility will be in place. The width of the access is not detailed; however it would appear to be approximately 3m wide which is suitable to serve a single dwelling in this area. A turn on site is not achievable; however properties in the area operate similar driveways without any apparent concern. The most recently available verified accident records reveal there have been no reported road traffic accidents in the direct vicinity of this site. As there is an existing footway that abuts the proposed access, I would advise that appropriate pedestrian visibility splays are put in place to the best possible standard and have these splays free from obstructions of over 0.6m.

With regards to parking, an integral garage will provide 1 vehicle space with ample parking on the driveway for an additional. This is acceptable for a dwelling of this size in this area. Cycle parking is also proposed which will help mitigate the need for a private car in this sustainable location; this should be secure and covered.

No concerns wished to be raised to this application from a highways perspective subject to a condition securing pedestrian visibility splays and cycle parking.

Adur & Worthing Councils: The Environmental Health Officer has no objections

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

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' 'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises a one-for-one replacement of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The existing dwelling has been demolished as it was in a poor state of repair. The proposed dwelling will have a lower roofline but a greater depth in terms of its two storey form. The plot is narrow at 7m wide and the house does not fully comply with the Council's Standards in that a 1m gap to each boundary is not provided. However, the existing dwelling also failed to provide such a gap, being sited immediately on the boundary, and the current proposal actually introduces a small gap and is therefore an improvement on the existing situation.

The proposed dwelling has a squat form, with the position of the first floor window within the gable highlighting the one-and-a half-storey form of the building. However, the site is constrained by its narrow width and reduced depth (No.51 Kings Road has previously incorporated 16m of the end of the

rear garden of No.53). It is also positioned forward of No. 55 to the west and the reduced height helps to reduce the impact on that dwelling.

While it has a different form to the original dwelling on the site, it is not considered to result in sufficient visual harm to the area to warrant refusal.

Residential amenity

The proposed dwelling meets the Council's internal space standards for a 2 bed dwelling. The rear garden has been reduced following its previous annexation by No.51 and the rear garden depth is only 10m, resulting in an area of approximately 70sqm, which is short of the 85sqm required for a 2 bed detached dwelling. However, the original house also had a garden of the same size and aerial photos suggest that the garden was reduced as long ago as 2007.

Consequently, while the garden size does not meet the expected minimum standard, in light of the previous situation with the original house the proposal does not represent a worsening of the amenity space at this site and it is considered that an exception can be made in the circumstances. However, it is recommended that permitted development rights are removed to prevent future extensions and outbuildings at the property due to the limited curtilage.

With regard to the impact on existing occupiers, No.51 to the east is the applicant's address and it is not adversely affected by the proposal. The main dwelling of No.51 is positioned approximately 5m off the boundary with a store building located on the boundary between Nos. 51 and 53 forming a buffer.

To the west, No. 55 is positioned further back from the road than No.53. It has side windows facing No.53 comprising a kitchen window at ground floor and a bathroom at first floor, which will both face the side of the proposed house. The kitchen is also served by a north facing window and, taking into account the relationship between No.55 and the previous dwelling on the site, it is not considered that there will be sufficient adverse harm on the occupiers of No.55 to warrant refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Visibility splays
4. Cycle parking to be provided and retained
5. Materials
6. No development within classes A-E

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the

application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 10 December 2014

Authorised by: Gary Peck Date: 10 December 2014