expires 31/8

Development Control – Delegated Officer Report

Application Number: ADC/0256/09 **Recommendation – Permit Application**

Site: **7 The Meadway Shoreham-by-Sea West Sussex**

Proposal: **Pair of flat-roofed semi-detached houses (amendment to ADC/0076/09 to increase width of site and houses by 1.2m)**

The Application

This application relates to a vacant site on the south side of The Meadway. Permission was granted in April 2009 for the erection of a semi-detached pair of contemporary 3-bedroom houses on this plot (ADC/0076/09).

The approved dwellings will be a full two storeys in height with a flat roof to a parapet height of 5.7m. Solar hot water panels will be installed on the roof which will sit above the flat roof towards the rear of the building. A brickwork chimney is proposed for the front of the building and will sit centrally between the pair.

The houses will be timber framed with sand coloured brickwork and aquamarine timber cladding. The approved pair will be 11.6m wide and 14.5m deep at ground floor (the first floor at the rear will be recessed by 2m). They will be 6.8m from the front of the site.

This application has arisen because the owner of the adjoining vacant plot at 9 The Meadway has agreed to sell a 1.2m wide strip of land to the applicants which will increase the width of the plot for 7 The Meadway accordingly. Each of the proposed houses will be 0.6m wider. There are no other changes to the approved design.

Consultations and Representations

Consultations/Comments

West Sussex County Council – (Comments on the previous application) The Transport Planning Officer has no objection on highway grounds. A TAD contribution of £1,680 is required.

Adur District Council – (Comments on the previous application) The Environmental Health Officer has no adverse comments to make

Third Parties

2 letters received from the occupiers of 11 and 13 Old Fort Road raising the following objections:

- The flat roof projection at the rear of the buildings could be used as a terrace/balcony in the future causing a loss of privacy
- There is a possibility of being overlooked from the first floor windows

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH2 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwellings and Flats'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies

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 hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space Around New Dwellings and Flats'

Government Guidance in PPS3 encourages the maximisation of the use of urban land for housing development at higher densities and without rigid application of parking and space standards, but subject to emphasis on quality of design.

Visual amenity and character

The contemporary appearance of the dwellings has already been approved and this amendment to widen the dwellings by 1.2m will not have an adverse impact on the character or appearance of the street scene.

Residential amenity

The dwellings will continue to be 2.2m away from the side of 5 The Meadway to the west as previously approved.

At the rear, the distance to the boundary is 14.4m at first floor level with a separation of 25m between the first floor of the proposed dwellings and the first floor windows of the nearest house at the rear, No. 11 Old Fort Road, as before. The distance to the first floor of No.13 is less at 22m but is still an acceptable distance which accords with the Council's Standard.

The first floor is recessed by 2m from the ground floor leaving an area of flat roof which has raised concerns, as before, that it will be used as a terrace in the future. However, such an alteration would require planning permission and would be considered on its merits at that time. Similarly, the roof of the building is not be used as a terrace and this can be controlled by condition, as was imposed on the previous scheme.

An earlier approved scheme from 2006 shows the new houses being slightly closer to the rear boundary so the relationship of the current proposal with the residents in Old Fort Road is therefore considered to be an improvement over that scheme.

Parking and access

The plans show the provision of 2 parking spaces per dwelling at the front of the site and bicycle storage sheds in the rear gardens for up to 3 bicycles per house. The layout and amount of parking provision is considered to be adequate and accords with the previously approved plans. A financial contribution of £1,680 is required towards the provision of sustainable transport measures.

Recommendation

APPROVE for the reason: 2PPi

1. C1Ci
2. C7Cii AH2
3. C8Biv ".....parking spaces, access facilities and secure, covered cycle storage facilities shown on the.....any purpose other than access and parking of vehicles and storage of cycles incidental to...etc."
4. C9Aii
5. C9F "Each access shall be laid out to provide visibility splays on each side of their junction with the existing public highway. These splays shall be 2 metres by 2 metres.....etc."
6. C9Kii "The dwellings hereby permitted.....etc."
7. C9N
8. C12Aii " until a schedule and samples of materials... "
9. C18B delete "or any incidental building...curtilage"
10. C18Civ The glazing in the side elevations of the dwellings shall.....
11. C18Ei ".....side walls of the dwellings....."

12. C18F 'No part of the roof of the dwellings hereby approved shall be used as a balcony or terrace and access to the roof shall be limited to maintenance purposes only."
13. C18N
14. The section 106 Obligation associated with the previous permission ADC/0076/09 dated 11 May 2009 shall continue to apply to the proposed development.
    Reason: For the avoidance of doubt and to comply with the Revised West Sussex Parking Standards and Transport Contributions Methodology

Case Officer [redacted] Date 5/8/09

Planning Services Manager [redacted] Date 10/8/09

Chair of DC Committe [redacted] Date 17/08/09