Development Management - Delegated Officer Report

Application Number: AWDM/0652/22 Recommendation – Approve

Site: 29 Rectory Walk, Sompting

Proposal: Conversion of property into 2 dwelling houses and single storey extension

Date of site visit: 28 April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace 3 bed bungalow in Rectory Walk on the corner of Maple Walk. It has a double gabled projection at the front and enjoys a reasonable sized rear and side garden. Vehicular access is off Maple Walk at the rear.

It is proposed to extend the bungalow on the west side and to divide the property into 2no. 2 bed bungalows. The side extension will be approximately 2m wide. 2 parking spaces are to be provided on the existing hardstanding/drive at the rear.

Relevant Planning History

S/41/98 - Detached Bungalow On West Side - refused and appeal dismissed

Consultations

West Sussex County Council: The Highways Authority has no objection.

The applicant proposes to retain two existing car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require four car parking spaces. The Design & Access Statement states that there is potential for additional parking to be provided if required and therefore, if additional parking is to be provided, a minimum of four parking spaces for the site would be sufficient. Notwithstanding the above, the LHA does not anticipate that the shortfall of two parking spaces would result in highway safety concern, nor give rise to a parking capacity issue. Maple Walk and the surrounding roads benefit from unrestricted on-street parking. However, the LPA is advised to consider the potential impacts this development may have on on-street parking from an amenity point of view.

In the interests of sustainability and as a result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of

WSCC Guidance on Parking at New Developments) and Adur Local Plan policy. Ducting should be provided to all remaining parking spaces to provide ‘passive’ provision for these to be upgraded in future. Details of this can be secured via condition and a suitably worded condition is advised below. Regarding cycle parking, the applicant has demonstrated secure cycle parking for the proposed dwelling, in accordance with WSCC Parking Standards.Conditions recommended for car and cycle parking and EV charging provision

Public Health: recommend a condition in respect of working hours

Private Sector Housing: The information provided in the Design and Access statement and the plans are slightly confusing and contradictory in terms of space and number of bedrooms. It would appear that each new dwelling will exceed the 70sq.m required in the national technical space standards. The layout of the 'existing dwelling' is deficient in that the access to the bungalow is through the kitchen. Each habitable room will need to have at least one window complying to fire escape window requirements to mitigate this risk

Adur and Worthing Councils: Technical Services: Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objection on flood risk grounds. Surface water drainage- the application includes minor increase in impermeable area. Due to the scale of development we have no conditions to request. However, there are no public surface water sewers in the area, the applicant must not discharge surface water to the foul sewer. Surface water drainage must be designed and constructed in accordance with building regulations.

Southern Water: Standard advice issued

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 2, 15, 18, 20, 22, 28, 30, 36
‘Supplementary Planning Guidance’ comprising: Development Management Standard No.1 ‘Space Around New Dwellings and Flats’
Sustainable Energy SPD (August 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The side extension is a modest addition which is subsidiary in scale to the original building. It is screened to large extent by a line of vegetation along the western boundary which is shown as being retained.

A previous application was refused and dismissed at appeal but the Inspector considered that the site was large enough to accommodate the proposed bungalow whilst allowing sufficient space to be retained around it to be in keeping with the open plan layout of the estate. He did not think that a bungalow would harm the character or appearance of the surrounding area.

The conversion of the property to two dwellings would not appear unduly cramped or out of character. The other bungalows in the terrace have a single gable front projection only so the conversion/subdivision would rebalance the appearance of the appearance in that respect.

No visual harm would arise.

Residential amenity - existing occupiers

The development would not harm the amenities of neighbouring properties. Being on the corner, there are no immediate neighbours to the west or north that will be adversely affected. To the south, the blank gable end of 28 Dankton Gardens faces the site. The existing driveway is alongside that property's driveway and the slight intensification of an additional dwelling is not expected to cause harm to their amenities.

Residential amenity - proposed occupiers

The proposed dwelling will have a floor area of approximately 78m2 which meets the standard for a 2bed single storey dwelling. The other half of the property will have a retained floor area of around 76m2 which also complies.

Externally, the new dwelling will have a garden area of 150m2 while the retained dwelling will have an area of 63m2, both of which are policy compliant.

Parking and Highway Safety

The earlier appeal was dismissed on parking and highway grounds only. There was no parking provided for the bungalow at that time and the Inspector considered that this would lead to parking on the street which, in this corner location close to a road junction, would be detrimental to highway safety.

This time, 2 parking spaces are to be provided on the shared drive meaning that each property will have at least one space each off road. The Highway Authority notes that this means that there will be a shortfall of 2 spaces which may have an amenity impact as some vehicles may need to park on the street. However, as there is unrestricted parking on street and cycle parking is provided, they have no objection on highway safety grounds. There is also use of a garage within the compound to the rear of the site.

Sustainability

There is limited scope to employ a level of sustainability and energy efficiency that would normally be expected given that this is effectively an extension to a dwelling. However, the applicant's agent has confirmed that water use will be restricted to a limit of 110 litres/person/day.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Tree protection/retention
4. Car Parking
5. EV charging provision
6. Cycle parking
7. Matching materials
8. CMP

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: 1 July 2022

Authorised by: Gary Peck Date: 4 July 2022