Development Management - Delegated Officer Report

Application Number: AWDM/1732/20 Recommendation – Approve

Site: 28 St Richards Road, Southwick

Proposal: Demolition of existing garage outbuilding and erection of a new two storey house attached to No.28 with dormer to rear. New boundary wall. Removal of vehicle crossover.

Date of site visit: Not visited. Assessed using Google Maps and applicant's photos. Officer has visited area previously when assessing application at No. 26

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house (No.28) which has a flat roofed detached garage on its north side. It is proposed to demolish the garage and to construct a new 2 bed two storey house to be attached to the end of No.28. The new dwelling will have a flat roofed dormer on the rear roofslope and a 2.2m deep flat roofed ground floor rear extension. The existing vehicle crossover is to be removed and the kerb and pavement restored. No parking is proposed but a cycle store is shown in the rear garden.

Relevant Planning History

AWDM/0551/18 – Demolition of existing garage and construction of two storey extension, two rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom and 1 x 3 bedroom residential units at No.26 - allowed on appeal

Consultations

West Sussex County Council: The **Highways Authority** has no objection subject to conditions relating to closure of access and cycle storage.
Vehicular Access
The existing vehicular access onto St Richard Road is to be closed off. This would include reinstating the existing dropped kerb to full height which must be implemented under a licence obtained by WSCC Highways to a specification agreed with them. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern. In principle, we would not foresee any issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activities may occur, it is considered unlikely that any adverse impacts will result from this proposal.

Parking
A nil car parking provision is proposed for the new house. Under the WSCC Car Parking Guidance (adopted August 2019), 2 car parking spaces may be provided for the proposal. One additional parking space serving the existing property will be lost as a result of this proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Sustainability
The site is situated within a short walking distance to Fishersgate train station - approximately 3 min walk. An alternative transport mode to public transport that can be used is cycling. The proposed site plan demonstrates bike shed to the rear of the site and these details are acceptable.

Adur and Worthing Councils: The **Environmental Health** Officer recommends conditions to control hours of working and to require contaminated land assessment and measures to control dust

The **Private Sector Housing** Officer advises that the proposed dwelling appears to fall short of the 70-79sq.m. floor space required under the National Technical Space Standards

The **Engineer** has no objection. Flood risk- The application is within flood zone 1, the site is shown to not be at risk from surface water flooding. We therefore have no objections to the proposals from a flood risk perspective.

Surface water drainage- given the location and scale of proposed development we have no conditions to request. Surface water must be discharged in accordance with the hierarchy for sustainable drainage. Surface water must not be discharged to the foul sewer.

Southern Water: Usual informatives

HSE: Do not advise against

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 18, 20, 22, 30, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)

Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading 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 proposed dwelling would be approximately 1m narrower than other dwellings in the terrace, including that at No.28. However, it would sit adjacent to the extension at No.26 which was constructed to facilitate that property's conversion to 2 flats. Consequently, it will read as a narrow end unit in much the same way as that at No.26. The extension and conversion of No.26 was refused by the Council but allowed on appeal with the Inspector stating:

"*The proposal would give the appearance of a two storey dwelling of similar proportions, with two ground level front doors, continuing the main visual character of the street. It would result in one 2 bed unit and one 3 bed unit and comply with the associated space standards, albeit that the accommodation would be horizontal rather than vertical. The proposal would therefore be substantially in line with the objectives of Policy 20, allowing for a range of dwelling types, family sized units and reflecting the existing minor variations of the street. Therefore the proposal would not have a detrimental impact on the character of the area*."

In view of that decision, and as the current proposal would have a similar visual appearance, albeit with same ridge height as the existing terrace rather than lower as at No.26, it is not considered that it would have a detrimental impact on the character of the area.

Residential amenity

The proposed dwelling would be a 2 bed property with a floor area which just meets the minimum national standard for a 2 bed 3 person house of 70sqm. The rear garden will have an area of around 40sqm, which falls short of the Council's minimum standard of 50sqm for a 2 bed terraced dwelling. The existing dwelling would have a reduced garden area of 55sqm. On balance, the amount of amenity is considered to be reasonable and similar to garden areas of other dwellings in the street and a refusal, on the grounds of inadequate amenity space, could not be sustained in this case.

The proposed rear dormer is large, but will be similar in scale and appearance to many others in the street. It will face the rear of industrial premises to the west and will not cause a loss of residential or visual amenity.

Parking and access

No parking is to be provided for this dwelling. At the appeal at No.26, the issue of parking pressures locally was raised by objectors. The Inspector stated:

"*The officer's report considered issue of parking. It found that the proposal would not give rise to material harm that could justify withholding planning permission. Whilst I appreciate the concerns of local people, I have no substantive evidence to cause me to come to different conclusions in relation to this*."

It is considered that a similar view must be taken here. No objection has been raised in this case from WSCC or local residents.

Sustainability

The applicant's D&A Statement includes a section on sustainability and amongst the measures proposed are LED lighting, water efficient equipment and consideration of renewable heating measures such as PV and an air source heat pump.

Conclusion

The development will be tight but it is considered that it will continue to provide a reasonable standard of accommodation without harming neighbouring amenities or the character of the street. On balance, it is considered that permission can be granted.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Closure of access
5. Cycle parking
6. Contaminated land
7. CMP (including hours of working)
8. Removal of PD

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.

Highways
Southern Water

Case Officer: Peter Barnett Date: 20 November 2020

Authorised by: Gary Peck Date: 20 November 2020