Expiry Date - 26/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0118/24 Recommendation – APPROVE

Site: 6 Furze Close Worthing West Sussex BN13 3BJ

Proposal: Demolition of existing 4-bedroom detached house and erection of 2no. self-build detached 4-bedroom houses with new access to Plot 2, car barn to Plot 1 and associated landscaping and surfacing

Date of site visit: 06.03.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached chalet house dating from the early-mid C20 occupying a roughly square-shaped plot (0.17ha) located at the north-western end of Furze Close, a private, unmade cul-de-sac within an outer residential suburb of the town on the very edge of the built-up area. The dwelling is located on rising ground toward the North of the plot with its main aspect facing South overlooking the garden. The mature planted garden is enclosed by trees and tall hedging on all sides, including several trees protected by TPO 98 of 2001. There is an existing vehicle access serving the dwelling with a driveway extending northward from the head of the cul-de-sac alongside the Eastern site boundary. Ground levels differ by approximately 2m across the entire site, sloping down from the highest point in the northeast corner to lowest in the southwest corner.

To the East, the site adjoins 7 Furze Close, a modern detached 2-storey house with a distinctive large gabled roof (with roof accommodation) occupying a wedge-shaped plot to the North of the cul-de-sac.

To the South, the site adjoins 4 Furze Close, a detached chalet house occupying a similarly sized/proportioned plot as the application site. The dwelling is sited in the north-east corner of the plot with its main aspect facing south-west.

To the North and West the site adjoins countryside and a woodland border within the locally designated ‘The Sanctuary’ Local Wildlife Site (LWS) within the South Downs National Park.

Proposal

Full permission is sought to demolish the existing dwelling and erect 2no self-build detached 2-storey 4-bedroom houses to be occupied one each by the

Applicants. The new dwelling on Plot 1 will be sited in roughly the same position as the existing dwelling, but re-orientated by 90º with its main front aspect facing roughly east. It will be served by the existing vehicle access with a new car-port style 'car barn' structure (7.25m x 4.5m) sited to the North east of the dwelling on the existing concrete slab.

The new dwelling on Plot 2 will be sited a minimum 2m to the south of the dwelling on Plot 1, also with its main front aspect facing roughly east. A new pedestrian and vehicle access (3.85m wide overall) is proposed to be created off the west side of the private cul-de-sac, forming an opening within the existing tree/hedge-line. The new dwelling with attached garage will be set back into the site by a minimum 10.4m from the eastern site boundary.

The application is supported topographical survey, Design and Access Statement, Arboricultural Impact Assessment and Tree Protection Plan, Preliminary Ecological Appraisal and Bat Emergence Survey Report.

Relevant Planning History:

AWDM/0520/18 Retention of concrete apron in front of existing driveway together with 1.8m feather edge fence along eastern boundary of property. Proposed double hardwood driveway gates and side access gate. Proposed re-instatement of grass verge. (Part retrospective). Permitted 02.07.2018.

AWDM/1022/19 Application for a Non-Material Amendment to previously approved AWDM/0520/18. Amendment: Relocate current fence to re-instate original public access, reinstate grass verge to no more than 2ms in width along western boundary and additional option of stone bollards. Permitted 06.08.2019

Consultations:

WSCC: The Local Highway Authority (LHA) has raised no objection, commenting:-

Summary and Context
This proposal is for the demolition of existing 4-bedroom detached house and erection of 2 detached 4-bedroom houses with new access to Plot 2, car barn to Plot 1 and associated landscaping and paving. The site is located on Furze Close, a private unmade road, subsequently these comments are for your advice only. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application. The LHA previously provided consultation advice for this site for application AWDM/1022/19, raising no highway safety concerns. This Local Planning Authority (LPA) approved the application to relocate current fence to re-instate original public access.

Access and Visibility
The applicant proposes a new 2.5m wide vehicular access on to Furze Close to serve Plot 2, whilst Plot 1 will make use of an existing access point. The

proposed access works will be subject to formal approval from the proprietor of the privately maintained road.

Access to the maintained highway is at the junction with Furze Road, an unclassified road subject to a speed restriction of 30 mph. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to the maintained highway at Furze Road. The proposed development is not anticipated to give rise to a significant material intensification of use of this junction.

Parking and Turning
The applicant proposes three car parking spaces for each dwelling in this development to give a total of six car parking spaces. This will comprise a three-bay car barn, a single-bay garage and sufficient car parking spaces on the proposed driveways. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces each Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed garages and parking bays are suitably sized and provision for on-site turning has been demonstrated. Regarding cycle parking, the applicant has demonstrated secure cycle parking provision will be within the car barn and garage in accordance with WSCC Parking Standards.

Sustainability
The site is situated in a location considered sustainable, being within walking/cycle distance of local services and amenities. Local bus services can be caught from nearby Furze Road, providing regular links to Worthing and Lancing.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application, the following condition should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use.

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Southern Water:

Foul and Surface Water Drainage
Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

South Downs National Park Authority:

Although the application site is located outside of the South Downs National Park, the proposed developments curtilages will be adjacent to the boundary of the National Park and in the determination of this application the Council has a statutory duty to consider the Purposes of the National Park when making its determination. The statutory purposes and duty of the National Park are:

- Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purpose.

The development would be located in an area where there is pre-existing residential development, and as a result it is considered that there would be minor impacts on the setting of the National Park. The SDNPA makes no comment on the principle of development, however, consideration should be given to the tree, biodiversity, ecosystem services and dark night skies policies of the National Park.

The SDNPA would further advise that any development within its setting should positively contribute to the biodiversity and ecosystem services of the National Park and provide an environmental net gain from the proposed development.

It is drawn to the applicant's attention that SDNPA records show protected trees within this site/area. Therefore, consideration of protected trees should be addressed. The application details the loss of some "low quality trees"

because of the development. Although this is disappointing, it is for the governing Authority to determine if the loss of the trees is acceptable. Understanding the proximity to the National Park boundary, weight should be given to enhancing and conserving the important biodiversity (including trees and hedgerows) during development. Should trees and mature vegetation be deemed acceptable to be lost, suitable replacement planting would be required.

Where possible, locally sourced sustainable materials are encouraged to be used in the development, additional planting within the development should be native to the locality. This is crucial as native planting positively contributes to enhancement of habitats and to the restoration of landscapes. The introduction of invasive species could potentially result in harm to the ecosystem of the National Park, therefore it is recommended to control planting in this manor under planning conditions.

The South Downs National Park is a designated International Dark Sky Reserve, the dark skies and tranquillity are a special quality of the National Park which need to be protected. Paragraph 191(c) of the NPPF outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. Although the site is outside of the core and buffer zones of the dark night skies reserve, it is important to note that the South Downs Local Plan Dark Night Skies policy SD8 covers the entirety of the National Park and efforts should be made to conserve and enhance all areas of intrinsic dark sky within it. Therefore, measures should be incorporated to control potential light spill from the enlarged and new openings to the rear roof (west elevations) within both sites. Flood lighting should be avoided, with no external lighting other than motion sensor security lighting that complies with Dark Night Skies requirements. Further information/advice on sensitive lighting can be found in the SDNPA's Dark Skies Technical Advice Note and Appendix.

WSP: Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application with the following conditions attached:

Condition 1:
Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) and follow the hierarchy of preference in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or

similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Condition 2
The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

(i) a timetable for its implementation.
(ii) details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
(iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events by ensuring the SuDS proposed operates as designed for the lifetime of the development.

UK Power Network: No objection.

Adur and Worthing Councils:

The ***EHO (Public Health & Regulation)*** recommends the following conditions:-

1. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times: Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted. Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
   Reason: To safeguard the residential amenity of the area

2. No development shall take place including any works of demolition until and Construction Management Plan has been submitted to and approved

in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- HGV construction traffic routings shall be designed to minimise journey distance through the Councils Air Quality Management Areas (AQMA's),
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- a commitment to no burning on site,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), methods to control dust from the site,
- a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
- details of public and neighbour engagement both prior to and during construction works.
  Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.

***Private Sector Housing Team*:** No objection.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM18 (Biodiversity)
DM19 (Green Infrastructure)
DM20 (Flood Risk and Sustainable Drainage)
DM21 (Water Quality and Sustainable Water Use)

National Planning Policy Framework (DLUHC 2023)

National Planning Practice Guidance
SPD 'Space Standards' (WBC 2012)
SDP 'A Guide to Residential Development' (WBC 2013)
CIL Charging Schedule (Aug 2021)

Planning Assessment

Principle of Development

The Worthing Local Plan was adopted on 28th March 2023. Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 76 of the NPPF states that local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision-making purposes where:

a) The adopted plan is less than 5 years old; and
b) That adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

Paragraph 77 goes on to state that where there has been a significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the Plan period).

The most recent housing trajectory and 5 year housing land supply for Worthing can be found in the Annual Monitoring Report 2022-23. Table 9 indicates the Five Year Supply measured against the adopted WLP annual target of 230 dwellings plus a 20% buffer, and demonstrates a 7 year supply of deliverable sites.

To maintain the supply of housing paragraph 79 of the NPPF requires local planning authorities to monitor progress in building out sites with planning permission. Where the Housing Delivery test indicates delivery has fallen below 75% of the local planning authorities housing requirement over the previous three years, the presumption in favour of sustainable development applies, in addition to the requirement for an Action plan and 20% buffer.

The latest Housing Delivery Test was published in December 2023 and Worthing Borough Council scored 33%. Therefore the presumption in favour of sustainable development applies as the delivery of housing was less than 75% of the housing requirement over the previous three years.

Within Worthing, the most significant constraining factor when considering future development is land availability. The overarching spatial strategy of the adopted Local Plan is to achieve the right balance between planning positively to meet the town's development need with the continuing need to protect and enhance the Borough's high quality environments and open spaces. Policy SS1 seeks to increase the rate of housing delivery from small sites, stating

that development should make efficient use of brownfield land whilst also making clear that the density of development should be appropriate, and relate well to the character of the area.

Policy DM1 states that the Council will support proposals for high quality self-build and custom-build projects that are sensitive to the characteristics of the local area.

The site can be considered to be sustainably located. Although not within easy walking distance, shops and other local facilities and services are accessible by public transport (Route 7 Stagecoach buses run every 1½ hours on weekdays between 0730hrs and 1800hrs from Swandean Hospital serving West Durrington and Worthing town centre)(Route 69 Compass buses run twice a week on Tuesday and Friday between Pulborough and Worthing via Hayling Rise).

There is no objection in principle to redevelopment of the existing dwelling plot to provide 2no self-build dwellings (net increase 1no dwelling). The key considerations are the effects on visual amenity and local character, the amenities of existing and future occupiers, access and highway safety matters, ecology and biodiversity.

Visual Amenity and Local Character

Policy DM2 sets out a design-led approach to determining the capacity of development sites, with particular consideration given to the site context and the character of the surrounding area in which it is located.

Policy DM5 requires all new development to respect and enhance the character of the site and the prevailing character of the area, stating that new development should make a positive contribution to the sense of place, local character and distinctiveness of an area.

The supporting text to this policy states at paragraph 5.65 that private residential gardens within the built-up area are excluded from the definition of previously developed land and that inappropriate development of residential gardens will generally be resisted, although may be acceptable in some circumstances. It states that applications for development of private residential gardens will be considered carefully and each case will be determined on its own merits taking into consideration the size and shape of the garden, impact on neighbouring dwellings, biodiversity, density, and the character of the area.

The Council's SPD 'A Guide to Residential Development' describes infill development as development that fills a restricted gap in the continuity of existing buildings where the site has existing building curtilages adjoining at least two sides. It states that 'redevelopment' can make efficient use of large gardens and that such development can be successfully designed to contribute to local distinctiveness (paragraph 4.30). To minimise impact on local character development it states (amongst other things) that proposals

must not be more intensive than existing development on the adjoining street frontage, should give careful consideration to natural habitat including trees, vegetation and wildlife and any mitigation that might be required, and give careful consideration to sensitive landscaped such as the South Downs National Park.

Furze Close is made up of mix of detached individual-style dwellings, typically occupying good-sized plots with Nos.4 and 6 being larger than average. There is no strong sense of uniformity with the range of dwellings including a mix of bungalows, chalet houses and 2-storey houses of differing design but typically traditional in character, consisting of mainly brick, render and tile-hung elevations under tiled roofs. There is no strong building line to the built development and this is particularly apparent on the west side of the cul-de-sac. The lack of formal surfacing to the road carriageway with grass verges on either side, absence of formal footways, and in some instances low level hedging and shrubbery taking the place of formal front boundary treatments, lends the cul-de-sac a pleasant, low density, informal character. No.6 differs to some extent insomuch that that plot is enclosed by mature dense vegetation along the site boundaries, screening views of the existing house from the cul-de-sac.

The submitted site plan shows 2no new detached dwellings could be accommodated on the site with individual plots commensurate in size to others in the cul-de-sac.

The proposed dwellings would be similar in style but differ in their detailed design; both consisting of a main 2-storey component under a tiled, pitched and fully gabled roof (9.2m high), each with a single-storey rear component with first-floor balcony above. The siting of Dwelling 1 would be at roughly the same ground level as the existing dwelling, with Dwelling 2 sited further down the slope on lower ground (by approximately 0.8m).

The elevations of Dwelling 1 would consist of render above a shallow brick plinth at ground-floor, with decorative tile-hanging at first-floor. The front elevation would be articulated by a double-fronted bay windows at ground-floor linked by a canopy roof and centrally-positioned pitched-roof front porch. There would be an expressed brick chimney breast with stack and pots on the south side projecting a further 1.5m above the roof ridge.

The elevations of Dwelling 2 would consist of brick at ground-floor, with black weatherboarding at first-floor. The front elevation would be articulated by a projecting front gable feature with ground-floor bay window, and tiled-roofed open-sided porch within the recessed corner. There would be an expressed brick chimney breast with stack and pots on the north side projecting a further 1.5m above the main roof ridge.

At full 2-storey in height, with a ridges some 1.2m higher than that of the existing dwelling and orientated to face East, the ‘bulk’ and massing of the proposed new dwellings will have a notably greater physical presence than the existing chalet house, undoubtedly resulting in a more built-up

appearance and character to this end of the cul-de-sac. However, in each case the overall width and depth of the proposed dwelling footprints will not exceed that of the adjoining 2-storey house at 7 Furze Close (AWDM/1671/15), nor will the proposed ridge heights exceed that of 7 Furze Close, which with a fully gabled roof (13.6m wide and 10.2m high) has a striking presence at the head of the cul-de-sac.

The new vehicle access (to Plot 2) would involve creating an opening within the existing dense foliage (mixed shrubs) on the east site boundary onto the cul-de-sac, opening-up public views of the site. The remainder of this tall vegetated border, including the 15m high protected Hornbeam tree (T.24 of TPO 98 of 2001) in the southeast corner, would be retained.

Following discussions an amended site plan has been received now showing the retention of all the existing trees on the sensitive Northern site boundary with 'The Sanctuary' LWS. This amendment has involved replacing the initially proposed 'car barn' building (Plot 1) with a more informal car port structure, described as a flat-roofed construction on posts, sitting on the existing concrete slab.

The only trees shown to be felled is a group (G.2) of 3no early-mature silver birch trees approximately 10-12m high located in the centre of the existing garden. These trees are not included in the existing TPO.

It was noted on site that 2no trees close to the western site boundary had recently been severely lopped to 2m in height (T.26 and T.27). Although shown to be retained, it is unclear whether these specimens will recover their former height/vigour. T.26 (sycamore) and T.27 (hawthorn) are not included in the existing TPO.

The amended site plan proposes a total of 13no new trees including 4no semi-mature specimens planted to the western boundary; 4no between the two new dwelling plots; and 1no to the south-east of Plot 2; plus 4no ornamental trees planted within front garden areas (2no to each plot).

The proposed new buildings will be located outside the Root Protection Area (RPA) of the TPO trees and the scenically important group of trees adjoining the northern site boundary. Part of the patio and rear of the attached garage (Plot 2) will be sited within the RPA of T.3 (Holm Oak to be retained, not subject to the TPO). Parts of the driveway (Plot 2) will incur the RPA of the protected trees T.1 (Copper Beech) and T.6 (Hornbeam). However, subject to the implementation of protective measures and construction methods, including 'no-dig' specifications for hard standings sited within the RPAs of trees, the Council's Tree & Landscape Officer is satisfied that the development can be implemented without harming the existing trees shown as being retained, and is compatible with their retention. The combination of retained and proposed new tree planting will safeguard the existing sylvan character of the site and will not detract from the setting of the adjoining wooded countryside within the South Downs National Park.

The limited number of roof lights on the rear roof slopes (2no per dwelling) is consistent with SDNP policies relating to dark night skies. The insertion of additional roof lights can be controlled by condition.

Residential Amenity – Future Occupiers

The dwelling on Plot 1 will have a GIA of 179.8sqm comprising a hallway, WC, home-office/study, living room, large kitchen/family/dining area plus utility room on the ground-floor, with landing, 4no bedrooms (2 with en-suite facilities) plus family bathroom on the first-floor floor. Stairs are provided to the second-floor roof accommodation (31.6sqm) described as loft and plant' space. The 2no rooms on either side of the stairs would each have 1no roof light. It is highly likely the second-floor rooms would be used as habitable accommodation at some point in the future. However, the proposed GIA exceeds the Government's minimum floor space standard (of 138sqm) for a 6-bedroom 8-person unit over 3 floors.

The dwelling on Plot 2 will have a GIA of 164.2sqm comprising a hallway, WC, home-office/study, living room, large kitchen/dining area plus utility room on the ground-floor, with landing, 4no bedrooms (1 with en-suite facilities) plus family bathroom on the first-floor floor. Stairs are provided to the second-floor roof accommodation described as loft and plant' space (35.4sqm). The loft space would have 2no rear-facing roof lights. It is highly likely the second-floor area would be used as habitable accommodation at some point in the future. However, the proposed GIA exceeds the Government's minimum floor space standard (of 134sqm) for a 5-bedroom 8-person unit over 3 floors.

Both dwelling plots would be provided with side and rear gardens, the latter in excess of 15m deep in each case, plus first-floor rear balconies facing west.

The presence of tall trees on the site perimeters will result in a distinct sense of enclosure and shadowing affecting both new dwellings. Although the provision of first-floor west-facing balconies will help avoid any oppressive feel, it can reasonably be expected that the canopies of the larger tree specimens will need to be carefully managed throughout the lifetime of the development.

Residential Amenity - Neighbours

The most affected properties are those neighbouring in Furze Close, namely No.4 to the south and No.7 to the east.

No.4 is sited at a (roughly) 45º angle to the common boundary, at its closest approximately only 2m distant. There is a detached pitched-roof garage building in the narrowing gap between the rear elevation and the boundary. The dwelling has been enlarged by a single-storey extension on its west side. There is a swimming pool in the far northwest corner. Filtered views of the proposed new dwelling on Plot 2 will likely be visible above the hedge line on the boundary. But the separation distance and orientation of the proposed dwelling to the north of No.4 will prevent any adverse impacts in terms of loss

of light or overbearing effect. The first-floor landing window in the south side of this dwelling will be opposite the protected beech tree (T.1), at a distance of approximately 9m. Given the elevated position of the dwelling in relation to No.4 it can reasonably be required to be fitted with obscure glass to safeguard against overlooking (for example, when the tree is not in leaf). The proposed first-floor balcony is located on the north-side of the rear elevation of Dwelling 2, some 12 metres from the site boundary. The separation distance and angle of view would not warrant the need for privacy screening to safeguard the privacy of No.4.

The 2-storey dwelling at No.7 is sited parallel to the common site boundary at a distance of approximately 1m. The boundary is marked by standard panel fencing with new evergreen hedging alongside growing within the application site approximately 3m high. First-floor windows in the west flank elevation are obscure-glazed and serve bathrooms/shower room. There is a door to the utility room at ground-floor but this is not visible above the fence/hedging.

The nearest 2-storey element of the proposed dwelling on Plot 1 would be sited a minimum 12.9m from the eastern site boundary. Despite the retention of existing trees and hedge planting, its physical presence with its gabled ridgeline and front elevation orientated at 45º to the front of No.7 would be noticeably apparent from the front of the latter. Its ‘bulk’ and massing would have a distinctly more enclosing effect than the existing chalet house but, it is considered, not oppressively so given the separation distance. The main building mass would be sited mostly to the south of the flank wall of No.7 and would not give rise to any adverse loss of daylight or overshadowing of windows serving habitable rooms. Windows in the main front elevation of Dwelling 1 would face east, for the most part across the frontage of No.7, but also toward the glazed 2-storey gable feature in the centre of the front elevation. Planning records indicate that windows in this feature serve an internal porch lobby and landing above. There would be a minimum separation distance of 19m between windows in the facing elements.

Although very different to the existing scenario, the proposed layout with the 2no dwellings orientated to face onto the cul-de-sac would be similar to the arrangement of other dwellings around the head of this modest cul-de-sac. Although existing views of the site would be opened-up, retained trees and vegetation would provide an element of screening so that the overall effect of overlooking would not be unduly intrusive or give rise to an unacceptable loss of privacy, actual or perceived.

Access and Highways

The dwellings will be accessed from Furze Close, a private road. Each dwelling will be provided with a garage or ‘car barn’ and hard standings or driveways providing a minimum 3 parking spaces per dwelling. The LHA has raised no objection on highway safety grounds to the proposed new site access, additional vehicle movements or level of onsite parking provision.

The Design and Access Statement states that cycle storage will be provided in the respective garage/car barn for each plot, although there is equally generous garden areas within with to provide separate dedicated storage provision.

The site can be considered to be sustainably located within walking distance of public transport providing access to a range of local facilities and services.

Sustainability

LP Policy DM16 requires all new housebuilding to achieve a minimum 20% carbon reduction compared to the Building Regulations Part L 2013 through energy efficient measures. Developments will be expected to provide evidence of the level of carbon reduction achieved through submission of SAP calculation reports. This can be secured as a condition of planning permission.

The orientation of the proposed dwellings and dual aspect of the main habitable rooms will maximise the potential for solar gain, natural ventilation and daylight.

Locally sourced materials are to be used where possible, including Sussex stock facing brick and locally grown timber. A garden composter will be provided in each garden.

Policy DM17 states that all new housing should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements. Each dwelling will be fitted with an ASHP in terms of energy provision.

The Design and Access Statement confirms that dual flush toilets and flow restrictor taps will be provided to bathrooms. Policy DM21 requires all new residential development to achieve as a minimum the optional requirement set through the Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day. This can be secured as a condition of planning permission.

Ecology and BNG

The application is supported by a preliminary Ecological Appraisal providing an evaluation of the potential impacts of the development on the habitats on site with recommendations to ensure compliance with planning policy and legislation.

The greatest ecological interest at the site is associated with the strip of woodland (The Sanctuary LWS) adjoining the north and west of the site which is part of a Priority Habitat Lowland Mixed Deciduous Woodland. The Appraisal states that proposals should aim to protect and retain this area through the inclusion of semi-natural buffers within the scheme with boundary trees protected in accordance with BS5837 during construction. The

amendment to the scheme to retain the 2no trees adjacent to the northern site boundary previously earmarked for removal supports this objective.

The assessment identified the existing dwelling on the site as offering moderate potential to support roosting bats and 2no bat emergence surveys were undertaken in May and June 20024 respectively. No bats were seen to emerge from the building during the surveys suggesting the likely absence of any bat roost within the dwelling. Foraging activity from a common pipistrelle was seen in the southern garden, and commuting overhead and foraging within the trees (offsite) to the north. Other bat species were heard but not seen. The results support the conclusion that no further mitigation measures in relation to bats are required.

The assessment identified the site as having negligible or low suitability for other mammals (including badgers), amphibians, reptiles, birds and invertebrates.

Opportunities for ecological enhancement include the use of seed and fruit bearing species in new tree planting; installation of bird boxes to the northern aspect of mature trees and bat boxes to the south aspect of mature trees; creation of permanent waterbodies with shallow water favoured by invertebrates; flowering lawn (rather than standard amenity mix); native species-rich hedging to the site boundaries and removal of invasive species including cherry laurel, ‘butterfly bush’ and winter heliotrope.

The latest amendment PL-01 Rev H shows 2no bat and 2no bird boxes located on mature trees within each dwelling plot. Each dwelling would be provided with a pond. Details of fruit and seed-bearing trees, native species-rich hedge-planting can be secured by condition as part of a landscaping scheme.

The receipt of the application predates the introduction of mandatory BNG for small sites. To support smaller developers, small scale self-build and custom housebuilding developments (i.e. no more than 9 dwellings, carried out on sites no larger than 0.5ha and consisting exclusively of housebuilding as defined in section 1(A1) of the self-build and Custom Housing Building Act 2015.

Policy DM18(h) states that new developments should provide a minimum 10% net gain for biodiversity, where possible on site. The policy and supporting text does not specifically refer to self-build or custom housing developments, but it is considered to require 10% BNG on this small scale self-build scheme would be contrary to the spirit of national policy and practice.

CIL

The self-build exemption will apply.

Recommendation

Expiry Date - 26/03/2024

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Agree materials/samples and specifications for walls, roofs, windows/doors, rooflights, balcony railings.
4. Agree materials/samples of surfacing materials for hardstanding/driveways, patios and footpaths)
5. Agree detail design and construction of 'car barn' structure (Plot 1)
6. Agree FFL new dwellings
7. Provide car parking
8. Provide cycle parking/storage
9. Agree and implement surface water drainage scheme (WSP)
10. Agree maintenance and management for sustainable drainage scheme (WSP)
11. Hours of construction
12. Agree and implement construction management plan
13. Agree and implement ecological enhancements
14. Agree and implement landscaping scheme including not less than 13no additional trees, and hedge planting
15. Agree and implement tree protection measures and arboricultural method statement
16. Agree and implement renewable and low carbon energy production equipment to meet minimum 10% of predicted total energy needs.
17. Demonstrate minimum 20% CO_2 reduction compared to Part L (2013) and minimum B-rating Energy Performance Certificate.
18. First-floor window in south side of Dwelling on Plot 2 to be obscure-glazed.
19. No additional window openings to any elevations or roof slopes (first-floor and above)
20. No extensions/enlargements or incidental outbuildings larger than10 cubic metres
21. Agree and implement boundary treatments, including gates/fencing fronting Furze Close.
22. Development to constitute self-build and custom housebuilding as defined in the self-build and custom housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

Informatives

Pro-active amendment
Southern Water
New Address

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

Case Officer: Jo Morin Date: 23.07.2024

Authorised by: Gary Peck Date: 30 July 2024