Development Management - Delegated Officer Report

Application Number: AWDM/1726/16 Recommendation – Approve

Site: Burton Hall, Sandown Road, Southwick

Proposal: Demolition of existing buildings and subdivision of plot with new detached scout hall and separate detached house with access from Sandown Road

Date of site visit: 25 November 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the 1st Southwick Scout Group meeting hall, a single-storey pitch-roofed building located on the inside of a double bend where Sandown Road meets Phoenix Way. Permission has previously been granted to demolish the existing scout hall and associated pre-fabricated garage/store and to construct a new, smaller hall. In order to fund the rebuilding, a new three-bedroom dwelling has also been approved, to be constructed on the northern part of the site. That permission has now lapsed and this application seeks to reinstate the consent, but with some amendments to the approved design and layout.

The existing scout hall has its pedestrian entrance at the southern end of the site with the garage/store accessed from the western side, to the north of the hall. It sits on a site which measures approximately 28.8m deep by 17.3m wide, the site sloping down gradually from the north to the south and east. On the northern boundary is a mature Ash tree which is protected by a Tree Preservation Order.

North and north-east of the site there are two-storey semi-detached buildings containing flats (No's 33-38 Phoenix Way) which are separated from the site by a short access spur off Phoenix Way. To the east, on lower ground, is a bungalow (No.5 Sandown Road). On the opposite side of Sandown Road, to the west, is a chalet bungalow with a large garage compound to the north (serving Meadway Court flats which have no access onto Sandown Road). There are two-storey dwellings to the south.

The proposed new Scout Hall is shown with its entrance on the western side and measuring 12.8m wide and 14.1m deep with a recess in the north-west corner for a disabled parking bay. No other car parking is shown for the new hall but the plans indicate 5 cycle stands to the south. It is shown with a shallow pitched roof, 4.5m high to the ridge, the same as the existing hall. The external walls of the new building are shown as mostly of facing brickwork with 'tile-effect' profiled metal roof sheeting.

On the northern part of the site, measuring 12.4m by 17m approximately a 3-bed detached dwelling is proposed with a footprint of 9.3m by 6.85m located

2.03m from the western highway boundary, avoiding the canopy of the Ash tree. Two tandem parking spaces are shown on the south side of the dwelling, adjacent to the disabled bay for the scout hall. The dwelling is to be of a chalet-style with rooms in the roofspace served by two pitched roof dormers in the front roofslope and three at the rear. It is to be constructed with facing brickwork and clay roof tiles. The roof has a mansard style which measures 6.7m high to the ridge.

Relevant site history

ADC/0223/09 - Demolition of existing buildings and subdivision of plot with erection of a new detached Scout Hall and a separate detached house with off-road parking, and associated alterations to access, landscaping, etc (Outline with all details reserved)

ADC/0367/10 - Application for approval of reserved matters following outline approval ADC/0233/09 for redevelopment of site to provide new scout hall and one 2-bedroom dwelling

AWDM/0006/13 - Application to replace extant planning permission ADC/0367/10 for approval of reserved matters following outline approval ADC/0233/09 for redevelopment of the site to provide new scout hall and one 2-bedroom dwelling

Consultations

West Sussex County Council: The **Highway** Officer has no objection, subject to conditions.

Adur & Worthing Councils: The **Engineer** has no objection subject to condition requiring surface water details to be submitted and approved

The **Environmental Health (Private Sector Housing)** Officer has no objection.

The **Tree and Landscape** Officer has no objections. The proposal to form a hedgerow from the existing Hawthorn seems feasible and would be preferred over planting a new hedge. He does not consider there to be any concerns with the proximity to the existing ash tree, which does have a TPO application pending.

Southern Water: Recommend informatives

Representations

1 letter received from occupier of 18 Sandown Road drawing attention to presence of Japanese Knotweed on the site. No work should commence until that contamination has been removed.

Relevant Planning Policies

Adopted Adur District Local Plan 1993–2006 (ADC 1996) (saved policies): AG1, AH2, ACS5 and Development Control Standard No.2 ‘Space Around New Dwellings and Flats’
Submission Adur Local Plan 2016 Policies 15, 21, 34
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of this development was previously established. This application seeks to reinstate the lapsed consent and is acceptable in principle as there have been no material changes in circumstance since consent was last granted. The main consideration is the impact of the proposed amendments on the character and amenity of the area and neighbouring properties.

Visual Amenity and Character

The site has been neglected and the hedges which largely surround it have become very overgrown. In combination with the ash tree subject to TPO, in summer, the site gives an overall impression of ‘greenery’ in otherwise built-up surroundings. The proposed development would significantly change its character and appearance.

As regards the proposed new Scout hall, the existing building has a very poor appearance, faced in grey blockwork with asbestos cement sheeting on the roof. The site is enclosed by chainlink fencing and hedging which has become overgrown on the roadside boundaries. The proposed new scout hall would be a significant visual improvement, having facing brickwork and tile-effect roof sheeting as indicated at the outline stage last year.

The new scout hall would be smaller than existing and have a similarly low-profile. It would retain good spacing to the boundaries, although coming slightly closer to the southern and western roadside boundaries than the existing hall and hence closer to the inside of the sharp bend in the road. It is shown 2.6m from the south (compared with 3.5m as previously approved). This is approximately (approximately 2.2m closer than the existing building), 1.26m from the east (approximately 0.14m closer) and 1.3m from the SW corner (approximately 2.5m closer than the existing).

The current application proposes to remove the non-preserved trees and ‘open out’ the site. A dwarf 0.5m high timber post and rail fence is proposed to be erected on the south west corner with a low brick wall along the southern boundary, with new low level planting behind.

The current hedging is unkempt and in need of maintenance. While its removal would make the site more exposed, the existing unattractive building is to be removed and replaced with a more aesthetically pleasing hall. The removal of the hedge would enable more space to be provided around the building, particularly as it needs to be closer to the south and west boundaries in order to accommodate the proposed new dwelling to the north. It is not

considered that the loss of the existing hedge will have an adverse visual impact on the locality. The existing hedge could be removed at any time as there are no statutory provisions to preserve hedges (except hedges comprised of trees).

As regards the proposed dwelling, the approved plans showed a chalet dwelling with 2 bedrooms. In order to finance the rebuilding of the scout hall the applicants wish to construct a larger dwelling and a 3 bed dwelling is now proposed with a footprint of 9.3m by 6.85m. This compares with 8.3m by 6.1m as previously approved. The building has been moved slightly closer to the road (now 2.032m compared with 2.8m). The proposed plot is relatively small but not so small as to be wholly out of character, being comparable in area with that of the new chalet recently built opposite. The design of the dwelling, with its gable end and mansard-style roof, results in a modest building that does not appear excessively cramped in the plot.

The dwellings in Phoenix Way are of fairly uniform semi-detached style. By contrast, the dwellings in Sandown Road are highly varied in size, character and design. The appearance of the proposed chalet-style dwelling, which stands alone from either street scene due to the road alignment, is considered to be appropriate.

The application proposes to cut back but retain the existing line of hawthorns in the north-western corner, as well as retaining the preserved Ash tree. The Tree and Landscape Officer has no concerns.

Residential Amenity

The proposed Scout hall is shown only marginally nearer to the eastern boundary than the existing hall and is of similar height. While it will project further forward of the 'building line' of the neighbouring bungalow to the east (No.5 Sandown Road), it is not considered that the impact of the new hall, whether in terms of daylighting or privacy, on the occupiers of that dwelling would be harmful. The dwellings on the opposite side of the road would not suffer any loss of residential amenity as a consequence of the proposed new hall.

The plot for the proposed dwelling is approximately 200sqm in area, having a rear garden depth of 8.3m and an area of approximately 100sqm, which is in excess of the Council's Standard of 85sqm minimum area but less than the 11m minimum depth. The internal floor space is approximately 105sqm which in excess of the National Standard of 95sqm for a 6 person 3 bed dwelling. In terms of residential amenity for the occupiers of the proposed dwelling it is considered acceptable.

The new dwelling will be 8.3m from the side of the rear garden of No.5 Sandown Road. That property is at a lower level than the site. The dwelling is not so close as to cause loss of daylight but the rear windows will face towards the rear garden of No.5. However, the submitted plans show three dormers in the rear roofslope which serve a bathroom, ensuite and bedroom and which are all to be obscure glazed. No loss of amenity is therefore anticipated. The bedroom with the obscure glazed window is also served by a window on the north side which is to be clear glazed.

The side windows will face towards the front of dwellings in Phoenix Way to the north approximately 16.5m away. At the distance proposed, across a public highway, it will not result in a loss of privacy.

The existing flats to the north-east (Nos 33/34 Phoenix Way) are set well back from the site of the proposed house and should not suffer loss of daylight or overlooking.

Access and Parking

Existing parking at the site is already limited and the proposal would provide one car parking space (disabled) for the scout hut and 2 spaces for the proposed dwelling. The main entrance to the scout hut is to be from the west and is to have level access. Cycle parking provision is shown in the form of 5 stands located to the south of the building.

There was previously an objection on the grounds of increased traffic and parking congestion. However, the existing hall can already cause some congestion when it is in use and it is not considered that there is any justification to conclude that the proposed replacement hall would worsen the situation. The proposed dwelling is shown with its own 2 spaces.

There is no WSCC objection to this proposal.

Other Matter

The applicant is aware of the presence of Japanese Knotweed on the site and is arranging for its removal in accordance with best practice.

Conclusion

The proposal should ensure that a community use is retained and improved whilst making more efficient use of urban land in accordance with current planning policies. While the proposed new dwelling is to be sited on a smaller plot than most others in the locality, it is not considered that it would cause an unacceptable impact on the locality.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. 3 year time limit
3. Fences/walls to be erected prior to occupation
4. Car and cycle parking
5. Crossover
6. Visibility
7. Site clearance
8. Tree protection
9. Removal of PD rights

10. Scout Hall use only
11. Hours of use 8am -10pm
12. Obscure glazed rear windows below 1.7m
13. Construction management plan

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

1. 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.
2. Land contamination
3. Minor highway works
4. Southern Water x 2

Case Officer: Peter Barnett Date: 20 December 2016

Authorised by: Gary Peck Date: 20 December 2016