Expiry Date – 8/7

Development Control – Delegated Officer Report

Application Number: AWDM/0532/20 Recommendation – Grant

Site: **Land South Of The Old Rectory, Kingston Lane, Southwick**

Proposal: **Detached 4-bedroom house with roof dormers on south and east elevations and attached garage (amendment to AWDM/1771/17). Amendments include: retention of changes to fenestration, retention of rooflights and second floor window on west elevation, retention of first floor garage windows, retention of link addition to garage roof and creation of first floor art studio over garage, open canopy to front door on west elevation, revised first floor layout including relocation of bathroom, introduction of two en-suite bathrooms and staircase to second floor. Second floor to include 5th bedroom and playroom. No change to footprint or height of approved house.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19/6

Site and Surroundings

The application site forms part of the curtilage of the Old Rectory, a Grade II Listed 2-storey dwelling. Old Rectory Cottage, a flint-built thatched cottage dating from the 17C which is also Listed Grade II adjoins Kingston Lane to the west of the Old Rectory. Adjoining the site to the east is a private tree-lined drive leading to a pair of 'backland' chalet-style dwellings built in the former walled garden of the Old Rectory, dating from the mid-1980s.

In 2014 planning permission was granted for a 4 bedroom detached house with a slightly different design to a house agreed in 2000. Pre-commencement conditions were discharged in 2016. In 2018 a further approval to slightly enlarge the first and second floors and to add a bay window to the 2014 approval was granted.

The house is nearing completion but changes have been made to its appearance and layout without the benefit of planning permission. This application seeks to regularize this.

Proposal

The dwelling is nearly finished, though the grounds/gardens are unattended to. It has largely been completed in accordance with the 2018 permission. The changes undertaken and for which prospective and retrospective permission is sought are:

Changes to shape and size of some windows, retention of rooflights and second floor window on west elevation, retention of first floor garage windows, retention of link addition to garage roof and creation of first floor art studio over garage, open canopy to front door on west elevation, revised first floor layout including relocation of bathroom, introduction of two en-suite bathrooms and staircase to second floor. Second floor to include 5th bedroom and playroom. No change to footprint or height of approved house.

Relevant Planning History

AWDM/1771/17 - Detached 4-bedroom house with roof dormers on south and east elevations and attached garage (amendment to AWDM/0218/14 and part retrospective for increase in depth of first and second floors and addition of ground floor bay window all on south elevation).Granted 28.2.18

AWDM/0214/14 - Detached 4-bedroom house with roof dormers on south and east elevations and attached garage to south west of The Old Rectory. Granted 29.6.15

Consultations

ADCAG: No objection.

Private Sector Housing: '*I do not think there is any benefit to us if you restrict his PD rights as our powers/duties remain the same either way, but if we find out it is an HMO we will certainly share that information.'*

Representations

One anonymous objection received as follows:

The development has already surpassed the original design considerably. One of the conditions was the management of the surrounding trees, these have not been managed whatsoever. They are damaging the wall and the road and are a danger to the public, particularly in Church Lane. It is unsafe for children walking to school or parents parking. Trees are being felled in this sensitive area.

Insufficient parking to accommodate an enlargement of this property to 7 bedrooms

The property has been built without consideration to the local residents and the land around is managed poorly with dumped vehicles, caravans and rubbish. Any enlargement will compound these issues further.

The developer cannot continue showing no regard to the planning regulations or the neighbourhood and should have been more upfront when they applied for permission. It would not have been granted and should not be now.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2, 3, 15, 17, 20, 30, 31, 35 and 36.
Adopted Development Management Standard No.1: Space Around Dwellings and Development Management Standard No. 2: Alterations and Extensions.

Planning Assessment

Principle

The principle of development of this large dwelling has already been agreed in the 2014 and 2018 permissions. For consideration in this case is the effect of the changes in design terms on the conservation area, adjoining listed buildings, neighbour amenity, highways, trees on site, the sewer crossing the site and drainage.

Trees, Drainage, Sewer

As the changes proposed now do not alter the footings of the scheme approved in 2018 there are no new effects on trees on the site. The addition of en-suite bathrooms will not harm the agreed drainage arrangements.

The tree officer has been asked to visit the site and inspect them for damage. Trees overhanging the carriageway will be reported to the County Council.

Neighbour amenity

The changes to the appearance of the building do not affect neighbours. The creation of a hobbies room in the roof void of the garage is not objectionable. A condition is recommended that the enlarged garage is only used for ancillary purposes and not to form a self contained dwelling.

Two rooms in the large loft space increase the number of bedrooms on site from 4 to 6/7, one is shown as a playroom. This is a large site. It can comfortably accommodate a large family home. The enlarged house could be used as a small HMO without planning permission, up to 6 residents. The relevant Health team has suggested a condition is not required from their point of view as their management of small HMO's is unchanged by a condition. More than 6 people living together would need planning permission.

Design/conservation area

The revisions are not so harmful to the appearance of the build or the conservation area to justify a refusal. Neither do they harm the setting of the adjoining listed building.

Highways

Previous permissions have been conditioned so as to see details of parking for the site prior to first occupation. These details have yet to be submitted. The ground floor of the garage can be used for parking purposes. There are also considerable grounds that

could be used for surface level parking without damage to trees. The same condition is proposed.

Recommendation APPROVE subject to the following conditions:

1.Approved Plans
2. 3 years
3. Materials as previously agreed
4. Windows and doors as previously agreed
5. Walls and fences as previously agreed
6. Agree and implement parking
7. Landscaping as previously agreed
8. Protect trees
9. PD removed
10. Surface water drainage as previously agreed.
11. Protect public sewer
12. Hours of work
13. Construction management Plan as previously agreed
14. Extended garage ancillary only

Informative

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. Please Note: Following commencement of the development, the exact position of the soakaways will need to be agreed on site with Mr Sergeant, the Council's Senior Tree and Landscape Officer.
Tel:- 01273 263477 or Email: jeremv.sergeant@adur-worthing.gov.uk

3. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to any representations? Yes

Case Officer signed:	MOK	Date: 06/07/20
Authorised and signed by:	Peter Barnett	Date: 6 July 2020