Expiry Date – 5/8/19, EOT agreed to 16/8

Development Control – Delegated Officer Report

Application Number: AWDM/0927/19 Recommendation – Grant

Site: 82 Williams Road, Shoreham

Proposal: Demolition of existing garage and construction of 1no 2 bedroom house to north elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/7

Site and Surroundings

This application relates to a semi detached house on the east side of Williams Road. It is a rendered and gabled house with a pair of garages on its north side. It has a deep forecourt. Its semi detached pair is of a different design, 'L' shaped away from the site. It is gable fronted and its front wall sits well forward of the application site. They share the same rear wall line.

The property sits immediately south of an area of open space. Nos. 90 and 92, to the north of the open space, were built at the same time and in a similar fashion. No. 90 has had a similar two storey side extension, 1 metre off the boundary.

The buildings are not listed and are not in a conservation area. No protected trees will be affected.

Proposal

Permission is sought to replace the double garage with a new end of terrace 2 bedroom dwelling. This application follows on from an approval for a two storey side extension earlier this year.

Relevant Planning History

AWDM/0476/19 - Demolition of existing garage and construction of two-storey pitched roof extension to north elevation. Granted 22.5.19

SU/22/03 – Two bedroomed house (attached to north side). Refused 8.5.03. Appeal Dismissed.

SU/144/86 - Double Garage To Side. Granted 9.9.86

Consultations

Southern Water:

'Please find attached a plan of the sewer records showing the approximate position of a public foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:
-No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
-No new soakaways should be located within 5m of a public sewer.
-All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission.

For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructure-charges.

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.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.'

Technical Services: Revised plan acceptable. Building Control can ensure it is installed as shown.

Highways:

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Proposal Summary
The proposal is for the demolition of the existing garage and the construction of a 2 bedroom house. The site is located on and accessed via Williams Road which is an unclassified residential road subject to a 30 mph Speed limit.

History
 AWDM/0476/19 – This proposal was for the demolition of existing garage and the construction of an extension. Highways were consulted in which no highways concerns were raised, the application was approved by the LPA.

 AWDM/0927/19 More information requested (2nd July 2019) – The LHA requested a Construction Management Plan (CMP) and a plan outlining cycle parking on the proposed property.

The cycle storage plans were submitted with a revised date of 07/2019 and titled 'Proposed Plans,' for the rest of the LHA's response will refer to these plans only.

The Construction Management Plan (CMP) were submitted with a date of the '03/07/2019' with the title of 'Construction site management layout plan' for the rest of the LHA's response will refer to these plans only.

Access
The applicant proposes to extend the current Vehicle Cross Over (VCO) this will allow the new dwelling to have a crossover of 3.8 metres. The access works on the public highway must be implemented under licence to a specification obtained from WSCC Highways.

As part of the licence application process the proximity of the street lighting column will be considered. Street lighting columns within 1.5 metres of a new or extended crossover would need to be relocated as part of the licence process. The applicant should be aware that they would need to fund the relocation works and gain approval with the operator of the lighting column.

Vehicle Parking, Turning and Cycle Parking
A 2 bay car parking provision is proposed for the new 2 bedroom dwelling. Under the recently adopted WSCC Car Parking guidance, 3 car parking spaces would be needed to meet the anticipated demand of the proposal. The LHA is mindful that there is remaining hardstanding space available to accommodate an additional vehicle.

The LHA does not consider that the proposal will result in overspill parking that would be detrimental to highway safety. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

A turn on site would be preferred, though there is insufficient space to achieve this. However other properties have similar arrangements which according to the most recently available accident records are operating safely. In addition is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway. Such practice results in a noticeable narrowing of the existing available carriageway space.

As per the proposed plans, cycle parking will be provided in a garden shed located to the rear of the property. This meets the requirements of Covered/Lockable storage set of by Manual for Streets (MfS) and WSSC Guidance.

Construction Management Plan (CMP)
The proposed CMP plan demonstrates that construction parking and all materials will be stored with the site boundaries. The LHA is satisfied with the principle of what has been submitted, the plan should also outline details pertaining to deliveries. The LHA is accepts that such details can be secured via planning condition.

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 109), and that there are no transport grounds to resist the proposal.
If the LPA are minded to approve the application, the following conditions and informative note should be applied:

Conditions

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

Access
No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'Proposed Plans' and numbered 2019-37-03 revision B.
Reason: In the interests of road safety.

Construction Plan
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the

implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.
Informative

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 3, 15, 20, 35 and 36 including 'Development Management Standard No. 1 Space Around Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. A house on this plot was refused in 2003 for 2 reasons as follows:

1. Having regard to the limited area of the site, the proposed development by reason of its size, siting and design would be overbearing and detrimental to the residential amenities of the adjoining property thereby conflicting with policies G1, G5 and B2 of the approved West Sussex Structure Plan and policies AG1 and AH2 of the Adur District Local Plan.
2. The siting and design of the proposed house would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with policies G1 and G5 of the approved West Sussex Structure Plan and policies AG1 and AH2 of the Adur District Local Plan.

The development was thereafter dismissed on appeal. The Inspector agreed that the front wall of the proposed house being 5 metres forward of the existing wall and only 0.4 metre off the side boundary would be harmful to outlook from No. 82 and also appear

cramped on the plot. The proposed roof detail was also jarring with the existing dwelling.

The dwelling now proposed is of a different design and scale. Its impacts must be compared to that of the house proposed in 2003.

An almost identical two storey side extension was approved this year.

For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity. Living conditions for future occupiers and living conditions for the existing house must also be considered. Highways considerations are also important.

Neighbour amenity.

The extension will not affect No. 80 to the south or the parent building as it projects only 1 metre forward of the existing site front building line and only 600mm at the rear. No. 84, to the rear, has its flank wall facing the site. This property has a landing and bathroom window in the first floor flank wall. The side hall window and kitchen door are obscured by an outbuilding within the curtilage of No. 84. No. 84 is south facing. The rear elevation and garden will not be affected. The front of No. 84 is 9 metres from the proposed extension. No overbearing impact will result. Proposed first floor rear bedroom windows will look over the front garden at 84, the least sensitive area of their property. No significant neighbour impact will occur.

Character

Approval for an almost identical side extension was granted earlier this year. The only difference is the introduction of a second front door and French doors in the rear ground floor wall. That side extension reflected a similar two storey extension added to the side of No. 92 to the north.

The previous refusal was for a house that included a 5 metre front projection which was found to be harmful to the character and appearance of the houses and also harmful to the parent building in terms of light and overbearing impact. No such harm will occur with this proposal.

The proposed house will not harm the spacing in the street or the open space to the north. The front and rear projections proposed are different to the addition at No. 92. They are modest and are considered to add interest and break up the width of the new terrace.

Highways

The loss of the garages is not significant. The property has a large forecourt capable of accommodating 4 cars. Two parking spaces for each dwelling is shown in the frontages. The existing crossover is to be widened by 500mm northwards to allow ease of access. This may necessitate the relocation of a street lamp at the applicant’s expense. The applicant has been advised.

Cycle parking is shown in both rear gardens. The new house is set 800mm off the side boundary to allow access. The existing house will have to take cycles through.

The Construction Management Plan submitted does not include details of deliveries. A pre-commencement condition is recommended and agreed by the agent.

Drainage

Soakaways are proposed for surface water drainage. This is acceptable to the Council's Technical team.

Southern Water are concerned about the position of existing sewers crossing the site and have recommended a condition to protect their apparatus. They have also recommended the usual informatives.

Living conditions

The proposed house has a floor area 67 sqm, which falls 3 sqm short of the space standard in the Technical Housing Standard for a 2 bed 3 person two storey house. This shortfall is not significant. The floorspace to the existing house is unaffected.

The existing house will have a rear garden of 46 sqm, just short of the 50 sqm identified in DM1 'Space Around Dwellings'. The proposed house will only have a 29 sqm rear garden. However, as the house adjoins a large area of public open space it is not considered that permission could be withheld for this shortfall.

Because of the restricted size of the plot it is considered prudent to add a PD restriction to prevent loss of garden or a larger family home.

Conclusion

The proposed house is very different in scale and design to the house refused in 2003. It is almost identical to a side extension approved earlier this year. It will sit comfortably on the site without harm to neighbours and in keeping with the area. A family home is to be created. The shortfall in garden space is not sufficient reason to withhold planning permission.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as set out in schedule received 10.6.19
4. Details of Fencing
5. Protection of sewers
6. PD restricted
7. Widened access, car and cycle parking provided prior to first occupation.
8. No side windows
9. Details of Construction Management Plan

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. Public sewers
3. Connection to sewer system.
4. Southern Water advise
   No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
   No new soakaways should be located within 5m of a public sewer.
   All existing infrastructure should be protected during the course of construction works.

5. Highway license

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 13.8.19

Authorised and signed by: Peter Barnett Date: 13 August 2019