Expiry Date - 07/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0123/10 **Recommendation – Permit Application**

Site: **7 The Meadway Shoreham-by-Sea West Sussex**

Proposal: **Pair of flat-roofed semi-detached houses (amendment to ADC/0256/09 to re-position front doors to side elevations with minor elevational revisions)**

The Application

This application relates to a vacant site on the south side of The Meadway. Permission was granted in April 2009 for the erection of a semi-detached pair of contemporary 3-bedroom houses on this plot (ADC/0076/09) and later amended to increase the width of the houses (ADC/0256/09).

This application proposes some minor amendments to the development comprising moving the entrance doors from the front to the side and squaring off the front of the houses. No other alterations to the design, footprint or height are proposed.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupier of 13 Old Fort Road raising the following objection:

- The flat roof projection at the rear of the buildings could be used as a terrace/balcony in the future causing a loss of privacy

(NB this objection was previously considered at the time of the original application. No changes are proposed to the rear of the buildings as part of this application and, consequently, the objection is not relevant)

Relevant Planning Policies and Guidance

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Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH2 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwellings and Flats'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies

Local plan policy AH2 relates to new residential development (by way of infilling and redevelopment) and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space Around New Dwellings and Flats'

Government Guidance in PPS3 encourages the maximisation of the use of urban land for housing development at higher densities and without rigid application of parking and space standards, but subject to emphasis on quality of design.

Visual amenity and character

The contemporary appearance of the dwellings has already been approved and this amendment to alter the front entrance will not have an adverse impact on the character or appearance of the street scene. The bungalows on either side of the site both have entrances at the side and the amended design will not appear as unusual.

Residential amenity

The moving of the entrance doors to the side will increase activity along the side of the dwellings, which has the potential to impact upon the neighbouring occupiers but not to the extent that would warrant a refusal of the application.

Parking and access

Parking and access provision is unchanged from that previously approved.

Recommendation

APPROVE for the reason: 2PPi

1. C1Ci
2. C7Cii AH2
3. C8Biv ".....parking spaces, access facilities and secure, covered cycle storage facilities shown on the.....any purpose other than access and parking of vehicles and storage of cycles incidental to...etc."
4. C9Aii
5. C9F "Each access shall be laid out to provide visibility splays on each side of their junction with the existing public highway. These splays shall be 2 metres by 2 metres.....etc."
6. C9Kii "The dwellings hereby permitted.....etc."
7. C9N
8. C12Aii " until a schedule and samples of materials... "
9. C18B delete "or any incidental building...curtilage"
10. C18Civ The glazing in the side elevations of the dwellings shall.....
11. C18Ei ".....side walls of the dwellings....."
12. C18F 'No part of the roof of the dwellings hereby approved shall be used as a balcony or terrace and access to the roof shall be limited to maintenance purposes only."
13. C18N
14. The section 106 Obligation associated with planning permission ADC/0076/09 dated 11 May 2009 shall continue to apply to the proposed development.
    Reason: For the avoidance of doubt and to comply with the Revised West Sussex Parking Standards and Transport Contributions Methodology
15. The development hereby permitted shall be carried out in accordance with the following approved plan; date stamped received 12 April 2010: Drawing No. 03 revision A (Proposed Plans, Elevations, Site Plan & Location Plan)
    Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 17 May 2010