Development Control – Delegated Officer Report

Application Number: AWDM/0823/13 Recommendation – Approve

Site: **Kingdom Hall, 13 Wembley Gardens, Lancing, West Sussex BN15 9LY**

Proposal: **Demolition of existing Church Assembly Hall and redevelopment with 5 no. one bedroom terraced dwelling-houses and associated parking (5 spaces).**

Date of site visit: 7 August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Outline planning permission was granted in March 2009 for the construction of 6 x 1-bed dwellings in a single storey building on the site of the Jehovah's Witnesses' meeting hall (ADC/0036/09). This was subsequently renewed in January 2012 (AWDM/1094/11). The site forms part of an extensive area of 'backland' development located between the rear of houses on the east side of Wembley Avenue and the west side of Annweir Avenue. It is served by an unadopted lane (named Wembley Gardens after the erection of flats at its southern end) which runs in a loop with the 'island' of development in the centre. It is currently 'unmade' on the west side but it is proposed to finish it in tarmac to match the lane on the east side. The present application site comprises an L-shaped single-storey building, together with associated car parking, in total covering an area of 0.05 hectares. The site is approximately 21.5m wide and 24m deep at its widest point.

The adjoining site to the north contains a timber building which was formerly occupied as a repertory hall but which is now vacant. Further north is a recent development of 9 houses known as Isla Cottages.

The adjacent site to the south is used by the Kingston Bible Trust and further south is the former athletic club building which has been redeveloped with 6 one-bedroom terraced houses (L/147/03). This followed a previous application on that site for 6 one-bedroom flats which was refused on access grounds but subsequently allowed on appeal (L/191/01).

Relevant site history

Consultations

Adur and Worthing Councils: The EHO has no objections but recommends a precautionary condition relating to possible contamination.

West Sussex County Council: No highway objection. Concerns were raised in previous responses as to the inadequate access arrangements for Wembley Gardens from Wembley Ave. The access at the northern end is of reasonable width with good visibility, however the access at the southern end, is narrow, does not allow for 2 cars to pass and is also a PROW, and therefore conflicts may arise between vehicles and pedestrians. However, these concerns have been considered at appeal on other applications for development in Wembley Gardens and the appeal has been allowed by the Inspector.

Planning permission was previously granted for the development of this site ADC/0036/09, for 6 flats with 3 parking spaces. As this application represents a reduction by 1 unit, although an increase in 2 parking spaces (but nevertheless still below the quantity available as a church), there is no objection to this application from the Highway Authority.

Adur District Council: The Environmental Health Officer has no objection

Lancing Parish Council: No objections but some concerns were raised about the effect that these additional units would have on the on-street parking in adjacent areas.

Representations

1 letter received from the occupier of Flat 4, Rowan Court, Annwier Avenue making the following comments:-

- Need to add double yellow lines to either side of junction of Wembley Gardens and Wembley Avenue.
- Twitten between Annweir Avenue and Wembley Gardens is is currently sign-posted as being unsuitable for push-bikes but only in the direction leaving Annweir Avenue. It would improve safety on this extraordinarily narrow road if, as part of the development, section 106 money could be secured to add a new sign-post.
- More housing will be better for economies of scale in Council services

1 letter received from the occupier of 59 Wembley Avenue making the following comments:-

- Inadequate parking provision will lead to parking on the road
- Road should be resurfaced along its entire length

1 letter received from the occupier of 78 Annweir Avenue objecting as follows:-

- Difficult access and road is of inadequate width

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5, ACS5 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: - Development Control No.2 ‘Space Around New Dwellings and Flats’

'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003, amended 2010)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)
Assessment of Saved Policies Against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is not identified for any particular use or development in the Local Plan. In principle, the proposed redevelopment for residential purposes accords with Local Plan policies because it is within the built up area of Lancing, although policy ACS5 states that the loss of an existing community facility will not be permitted.

However, the site enjoys a previous planning consent for residential redevelopment. The surrounding area is predominantly residential in character and there have been recent examples of the redevelopment of other 'island' sites in Wembley Gardens. There is no objection therefore to the principle of redevelopment of this site for housing purposes.

Density, character and appearance

The surrounding area is predominantly residential in character made up mainly of two-storey terraced houses. The proposed houses would therefore respect this character, being a terrace of five houses. The terrace would have a fully hipped roof with the end units projecting slightly forward to provide visual interest. Each unit would have a lower hipped roof projecting at the front from the main roof. The houses are to be finished with multi stock brickwork with vertical tile hanging at first floor level on the front (east) elevation. Plain clay tiles would be used for the roof. 1.8m high closeboard fencing is to be erected to the side boundaries and along the rear garden boundary of the dwellings. A parking space is to be provided to the rear (west) of each dwelling. A porch will project from the front of each dwelling with a bin store adjacent, screened from the road by a wall extending off the porch.

Residential amenity

The proposed houses are not considered to have a harmful impact on the existing surrounding residential properties in Wembley Avenue or Annweir Avenue. The buildings would be over 30m from the rear of the existing houses which is in excess of the Council's minimum standard of 22m distance between principal windows. With a height of 7.5m to the ridge (compared with 8m for Florence Cottages to the south), they would not be overbearing and there would not be unacceptable loss of privacy, daylight or sunlight for the existing houses.

Each new house has its own bin storage at the front and parking at the rear with access onto the lane. Cycle storage is provided within a shed in the rear garden.

The garden area for these one-bedroom units is between 21 and 31sqm. There is no minimum standard for one bed houses but flats are required to have a minimum of 20sqm. It is considered that the standard of amenity space is therefore appropriate for one-bedroom houses as they are unsuitable for families. There is also more private amenity space than previously proposed in the approved scheme for flats.

Access and parking

The site is served by a narrow access lane which cannot easily accommodate two passing cars. It is also largely unmade with potholes in places making vehicular access difficult. The applicants are proposing to surface with tarmac the access lane bordering the west side (rear) of the site. The access onto the adopted highway is substandard with limited visibility and WSCC as the local Highway Authority have, in the past, objected to residential development of this backland area.

However, the appeal decision in 2001 for 6 flats (now Florence Cottages) concluded that there would not be a significant increase in traffic movements or unacceptable detriment to highway safety as a result of the development. This followed a permission granted by Committee for flats 1-10 Wembley Gardens at the southern end many years earlier. Permission was granted for development of the former Ardmore School to the north and outline permission exists on this site for flats.

The Highway Authority has therefore not objected to the application on the basis of these previous permissions and because the amount of traffic to be generated by the proposed 5 houses would be less than the lawful church use.

5 parking spaces are to be provided and the Highway Authority has expressed no objection with regard to the level of parking to be provided, as it represents an increase in the number of spaces by 2 over the previous scheme (and with a reduction of one unit). The site is in a sustainable location, being close to a regular bus service and within walking distance of the town centre and railway station. Consequently, the future occupants would not necessarily be reliant on the private car to access local facilities. No TAD contribution is required on this occasion.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the residential amenities of nearby properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of

the Adur District Local Plan (AG1, AG3, AB25-27, AH2, AH5) and the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Resurfacing of lane required before occupation
3. Car parking spaces to be provided and retained
4. Provision of temporary compound
5. Provision of wheel cleaning
6. Approved materials
7. Existing building to be demolished
8. Provision of waste storage
9. Approved drainage
10. Removal of PD rights for extensions and alterations
11. Approved plans and supporting info

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.

Informative: Precautionary contamination.

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

Case Officer: Peter Barnett Date: 15 August 2013

Authorised by: Gary Peck Date: 16 August 2013