Development Management - Delegated Officer Report

Application Number: AWDM/0829/22 Recommendation – Approve

Site: Land And Storage Unit North Of 2 Wembley Avenue, Lancing

Proposal: Proposed part two storey/part single storey residential unit

Date of site visit: 26 May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site forms part of the former rear garden of 65 Crabtree Lane, which was converted from shop to flats in 2014. The application site was omitted from that proposal and the land has remained vacant since, other than a garage and shed. The site is accessed from Wembley Avenue.

The application proposes to remove the existing garage and shed and to construct a new 2 bedroom dwelling. The building will have two storeys at its southern end, with a bedroom at ground and first floor. At the northern end the building will be single storey with an open plan lounge and kitchen. A garden and hardstanding for parking will be provided. The building has a contemporary design and form with a part flat roof with membrane finish, and a brick and render finish for the walls. It has been oriented to sit alongside 2 Wembley Avenue, facing towards Wembley Avenue, with limited openings to the north towards 65 Crabtree Lane and no openings at the rear where it abuts the rear garden of 69 Crabtree Lane. Beyond that, to the west, is a car park serving the flats at Heatherlea House.

Relevant Planning History

AWDM/1212/14 - Change of use from Shop (Use class A1) on ground floor to Self-Contained Flat (Use class C3) with associated external alterations - approved (67 Crabtree Lane)

Consultations

West Sussex County Council: The Highways Authority: The existing access scales to 2.2 metres, the LHA recommends that the width of the access is increased to measure between 4.5 - 6.4 metres. The applicant is also advised to review WSCC's standards that outline the requirements of a VCO Licence. Conditions: access, parking, cycle parking

Adur and Worthing Councils: Technical Services: Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objection on flood risk grounds. The application is adjacent to a surface water flow path. Surface water drainage- the application includes an increase in impermeable area. The application is within an area not served by public surface water sewers. It is important that surface water drainage is appropriately designed to not increase flood risk. We would request that a condition is applied to ensure the development is adequately drained and does not increase flood risk elsewhere

Public Health: No objection

Private Sector Housing: The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. In this proposal, both bedrooms are only accessed through high-risk kitchen living room and so they are inner rooms. Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Comments on Amended Plans: Layout now acceptable

Southern Water: Standard advice issued

Lancing Parish Council: Members felt unable to comment as there is insufficient information available and request the additional detail as highlighted by other comments already made on the application.

Representations

Objection from 63 Crabtree Lane:

- We have major concerns that the height of the "single storey dwelling" will have an impact on the privacy of our, currently, very private garden.
- Though proposed as a single storey building, the very large windows facing Wembley Avenue appear to be at height of 2 Wembley Avenue and not single storey height at all.
- We need confirmation that entrance to/from our garage/driveway will not be impacted during this work.
- We would like to know the duration of the build and how long Wembley Avenue will be an obstacle course

Support from occupier of 2 Wembley Avenue:

- Looks good, great design, and will improve this old "empty" plot nearby to me

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 20, 22, 38, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats';
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Wembley Avenue is a street of traditional terraced housing with little variation, although at the southern end of the road the character changes to bungalows. The northern end, where the application site is, also changes in that there is a gap to the rear of the properties in Crabtree Lane. There would appear to be adequate space for a new dwelling, which would make efficient use of land, but due to the lack of depth to the plot it is not possible to continue the line of the terrace as there would not be enough land for a dwelling of similar depth plus there is no land available for rear garden.

The proposal therefore involves a detached dwelling of contemporary design, with a shallow depth and side garden. Its form and appearance will not match any dwelling in the street but, due to its position at the end of the terrace, it is considered that a different form of dwelling could be successful here.

Its scale is lower than the terrace to the south with the highest part of the building sitting just above eaves level of 2 Wembley Avenue. A reasonable gap is maintained between the buildings and the scale of the building reduces to single storey at its northern end so as not to appear too bulky across the site and to reduce the impact on the neighbours to the north. It will not sit forward of 2 Wembley Avenue, thereby respecting the building line, while the rear of the building will be partly screened by a large outbuilding at the end of the garden of 69 Crabtree Lane.

While overtly contemporary, the use of brick and render will help to relate the building to the street, and it is not considered that it will be harmful to the character of the area or the street scene. It will sit comfortably on the plot without appearing cramped or overdeveloped.

Residential amenity - proposed occupiers

The dwelling will have a floor area of 73sqm which meets the nationally described space standards for a 2 bed 3 person 2 storey dwelling. Externally, the garden will measure approximately 90sqm which meets the Council's standard for small detached dwellings.

The PSH team were concerned that both bedrooms were only accessed through high-risk kitchen living room and were inner rooms. Amended plans have been received which provide a protected route for residents and the PSH team have confirmed that the layout is now acceptable.

Residential amenity - neighbours

To the south, 2 Wembley Avenue has a blank side elevation and no windows will therefore be affected by the new dwelling. The rear elevation of the proposed house is blank so there will be no overlooking of neighbouring gardens. The outbuilding in the rear garden of 69 Crabtree Lane to the west will sit immediately behind the dwelling so there will be no adverse impact on the amenities of those occupiers.

To the north the flats in 67 Crabtree Lane will face the new building at a distance of 10m to the ground floor and 15m to the first floor. This accords with the recommended rear to side distance of 14m as specified in DM Standard No.1. There are no first floor windows facing north other than a glazed stairwell which is unlikely to cause overlooking but which can be required to be obscure glazed if necessary.

The windows to the front will face across the street, as is common with the existing terraced houses. Oblique views of the rear of 63 Crabtree Lane on the opposite corner may be possible but not to a harmful extent.

It is considered that the dwelling can sit comfortably on the site without causing harm to neighbouring occupiers.

Parking and access

There is an existing access onto Wembley Avenue which WSCC have advised should be increased in width to a minimum 4.5m from its current 2.2m. This can be achieved without affecting the layout or street scene. A sliding gate access is proposed and details of the gate can be reserved by condition. There are no highway objections to the proposal which will provide 2 parking spaces and a bike store.

Sustainability

An energy statement has been submitted which specifies a number of measures including the use of an ASHP rather than gas boiler and solar panels sited within the garden.

Roof passivents and toplight opening windows along with cooling shutters and wall vents will be provided to create a cross flow of air through the building for cooling. Surface water collection will be drip fed to the grow beds. Bath / shower water will be stored for WC flush.There will be an Electric vehicle charge point.

The proposal is considered to have a good level of sustainability and energy efficiency.

Flood risk and drainage

The application includes an increase in impermeable area and it is important that surface water drainage is appropriately designed to not increase flood risk. A condition will be imposed to this effect.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Access and gate detail
4. Parking
5. Cycle parking
6. CMP
7. Drainage
8. Materials
9. Hard and soft landscaping
10. Removal of PD
11. Obscure glaze north facing glazing at first floor level
12. Sustainability

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 24 November 2022

Authorised by: James Appleton Date: 01/12/22