Expiry Date – 9/7, eot agreed to 30/7

Development Control – Delegated Officer Report

Application Number: AWDM/0772/19 Recommendation – Grant

Site: **4 Wilmot Road, Shoreham**

Proposal: **Demolition of existing side extension and construction of 1no. 3 bedroom detached dwelling with associated bin and cycle storage.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/6

Site and Surroundings

This application relates to the side garden of an end of terrace house on the south side of Wilmot Road close to the junction with Hammy Lane. This is a 1950's terrace of four with a strong character of wide shared central gables and gabled roofs. The house has been extended at single storey level to the side and rear and rear roof level.

It adjoins an access road to the west to 20 garages which back onto the site. The side garden has a number of vehicles parked in it behind fencing.

It is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Permission is sought to erect a three bedroom detached family home. This application has been revised since first submitted. Originally submitted as an end of terrace dwelling, a detached house scheme was negotiated as it was felt the rhythm of the terrace would be unharmed with a detached house.

The proposed house picks up the double storey front gable detail of the adjoining houses and the gabled roof. It sits 1 metre away from the existing house and between 1.1 and 1.8 meters of the west side boundary. Existing side additions at the existing house are to be removed to facilitate this development.

It has the same ridge and eaves line as the existing terrace and is shown to be built in brick under a tiled roof to match too. It has the same front and rear building lines as the terrace.

Relevant Planning History

AWDM/1885/16 - Replacement conservatory to rear (south) elevation. Granted 31.1.17

SU/178/01 – Rear dormer. Granted 10.9.01

Consultations

Highways:

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

Summary
This proposal is for the demolition of an existing side extension and construction of 1 x 3-bedroom dwelling. The site is located on Wilmot Road, an unclassified road subject to a speed limit of 30mph.

Access and visibility
The existing access via Wilmot Road will be utilised for the proposed dwelling. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site resulting from road layout. Therefore there is no evidence to suggest that the access is operating unsafely or that the propose development would exacerbate an existing concern.

Parking and turning
The existing driveway will be used for parking for the new dwelling. The WSCC Car Parking Demand Calculator indicated that a property of this size in this location would require 2 car parking spaces. The driveway appears to have sufficient room for at least 2 cars to park there.

There is not sufficient room for on-site turning, so vehicles may have to exit the site in a reverse gear. Given that this is the existing arrangement, and has operated safely prior, this is not considered a highways concern. The existing dwelling will retain the garage for car parking. Any overspill parking resulting from the loss of the driveway for house no. 4 will have to be accommodated on-street. Although the LHA does not consider this detrimental to highways safety, the LPA may wish to consider the potential
impacts from an amenity point of view.

Sustainability
The site is situated in a sustainable location within walking distance of shops and schools. Nearby bus stops offer connections around Shoreham and towards Rottingdean, Steyning and Arundel. Shoreham Train Station is within a 25 minute walk.

Cycling is a viable option in the area and cycle storage is demonstrated in the plans. The inclusion of secure and covered cycle storage increases the sustainability of the site by offering alternative modes of transport to the private car and reducing parking pressures in the local vicinity.

Conclusion
The LHA does not consider that the proposal would have 'severe' impact 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 should be applied:

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

Southern Water:

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 contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. 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. 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.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Technical Services:

'Thank you for the opportunity to comment upon this application, the proposed site lies within flood zone 1 and appears to be unaffected by surface water flooding.

The applicant has indicated the intention to use soakaways for the disposal of surface water, therefore the applicant needs to assess if the use of soakaways is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location to ascertain if a

soakaway will adequately empty. There appears from the drawings to be sufficient area to adequately site soakaways.

In the absence of any ground investigation details or detailed drainage details in support of the application we request that should approval for this new build be granted it be conditional such that 'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'

Soakage tests in accordance with DG 365 (2016) or similar would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for all the impermeable areas, roof and parking areas.'

Health:

'All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times.

Monday Friday
08:00 18:00 Hours
Saturday 09:00 13:00 Hours
Sundays and Bank Holidays no work permitted.

Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.'

Representations

One objection from No. 2 as follows:

1. Oppressive due to closeness
2. Loss of light

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 3,15, 20, 30, 34 and 36 including 'Development Management Standard No. 1 Space Around Dwellings' and 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it creates a three bedroom family home in the established residential area of Shoreham. For consideration are the impacts on character, neighbours, the highway network, future occupiers living conditions and drainage.

Character

Due to the strong character of the existing terrace the application has been revised to provide a detached dwelling. This leaves the terrace undisturbed. The detached dwelling picks up on some of the characteristics of the terrace in both design and use of materials. The detached house will not be harmful to the character of the streetscene.

Neighbour amenity

The proposed house sits away from the existing property by 1 metre to allow the existing house to maintain rear garden access. Houses to the west in Hammy Lane, which are at right angles to the site have their rear walls 18 metres from the proposed flank wall. They are also separated from the new dwelling by the garage access road. DM Standard No. 1 requires a minimum distance of 14 metres between the rear of one dwelling and the flank of a two storey dwelling. The new dwelling will not cause a significant overbearing effect and nor will significant loss of light or outlook occur. No side windows are proposed and so no overlooking will occur.

The house sits the same distance from the houses opposite, more than 23 metres. Again no harm will occur.

An hours of construction condition is recommended. It is not considered necessary to attach a dust suppression condition as little demolition is involved.

Highways

The existing side forecourt of this property is a hardstanding capable of accommodating 3 to 4 cars. It is to be allocated to the new house. A garage at the rear is to be retained for the existing house. The highway authority is satisfied with this provision. On street parking was easy at the time of the site visit. Cycle parking can be provided in the rear garden, access is available to the west of the new dwelling.

Living conditions

The proposed three bedroom house has a floor area of approximately 85 sqm which meets the the DCLG Technical Housing Standard for a 5 person 3 bedroom house. It is short of the 102 sqm expected in these standards for a 6 person 3 bed house. The plans show 3 double bedrooms but the attic bedroom includes a skeiling so is more like a 1 person room.

The proposed house is provided with a south facing 15 metre deep garden and leaves the existing house with an even larger garden. This is more than acceptable.

Drainage

Foul drainage will connect to the existing system. Soakaways are proposed to deal with surface water. Details of these are required by condition.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 Years
3. Samples of Materials
4. Details of landscaping
5. Details of fencing
6. Details of surface water drainage
7. No new windows, first floor west
8. Car parking provided prior to occupation and retained.
9. Hours of construction

Informative

1. 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.
2. Sewer Connection
3. Public sewer maybe crossing site.

Is recommendation contrary to any representations? YES.

Case Officer signed:	MOK	Date: 26.7.19
Authorised and signed by:	Peter Barnett	Date: 26 July 2019