Expiry Date - 09/05/2013

Development Control – Delegated Officer Report

Application Number: AWDM/0323/13 **Recommendation – Approve**

Site: **32 Eastern Avenue Shoreham-By-Sea West Sussex BN43 6PD**

Proposal: **Construction of front porch and ramp for mobility scooter and block paving of front garden together soft landscaping and formation of new vehicle access and crossover**

Site visit: 27.3.13

Site and surrounds

The application property is a mid terrace, early twentieth century, two storey house set in a residential suburb, close to the railway.

The front garden is currently enclosed by a 750 mms tall wall and partly soft landscaped with no crossover. A mono pitched veranda roof runs across the front over a cantered bay. The main is rendered with brick plinth.

A number of other houses in this and the adjacent terrace have added modest front porches (with flat roofs that sit under the eaves height of the veranda) but no deeper than the bay. This includes the neighbour to the north. The only exceptions to this form of porch are where the house is an end of terrace with a larger plot.

Several houses have opened their front garden and introduced crossovers for parking and hard landscaped the forecourt.

The terrace benefits from a rear vehicular access via a track.

Proposal

This has been revised following negotiation to reduce the depth of the porch; replace a pitched roof with a flat roof; introduce some soft landscaping and add a modest front ramp.

The revised porch is still 2 ms deep but now 1.3 ms deep and 2.5 ms tall. It contains a side window and front door and is rendered and with brick plinth to match the house.

Planting on containers is now added by the bay and on the flank boundary.

The ramp is 2 ms d long; 1.5 ms wide and 25 cms tall.

Relevant Planning History

Expiry Date - 09/05/2013

None

Consultations

The Executive Head of Health and Community Safety recommends precautionary land contamination informative.

West Sussex County Council Highway Authority;

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

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.

The proposal is for a single dwelling unit with access onto Eastern Avenue via a new access point. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Eastern Avenue.

The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

INFORMATIVE

The applicant is advised to contact the Coastal Team, Community Development and Big Society, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB, Phone: 01243 642105, to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Representations

None

Planning Policy Framework

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No1 Car parking standards & No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1, NRM4
National Planning Policy Framework (CLG 2012); Environment Agency Standing Advice

Planning Assessment

Principle

The proposal upgrades a modest house and provides a disabled occupier with space to park his mobility scooter and provides inclusive access.

It entails a marginal loss of garden (ie Greenfield land) but in the urban area in a sustainable location.

Visual amenity

The porch has been downscaled and reconfigured to sit comfortably in the townscape and the forecourt's appearance is softened by the addition of planting. The removal of the front garden wall is regrettable but unavoidable given the small size of the forecourt and similar to a number of other instances in the terrace. The ramp is small and inconspicuous.

Impact on neighbouring amenity and living conditions

The porch adjoins a neighbour porch but is no deeper and the flank porch window looks out the other way and its view is blocked by the bay. Parking on the forecourt and the closest neighbour has already undertaken similar .No unacceptable harm would arise.

Traffic and parking

The proposals provide an additional parking space without harm to safety or convenience though it reduces the scope for on street parking. The Highway Authority offers no objections and there are several other examples nearby.

Environmental issues

The site lies outside any flood zone but drainage details of the block paving are absent. A condition to require this to drain sustainable is justified nonetheless.

An informative on land contamination is justified as a precaution as requested.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or parking and access. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7 and The National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:

   Un-numbered site layout plan Received 11.4.13
   Un-numbered elevation plan Received 11.4.13
   Un-numbered location /site plan Received 11.4.13

4. Notwithstanding the submitted drawings, the treatment of the front garden and paving of the front garden shall be designed to drain all the surface water run-off into a permeable area within the site or to a soakaway or through use of a block paving which is permeable or suitable combination thereof.

Informative on land contamination

Is recommendation contrary to any representations? N

Case Officer signed:P. Devonport Date: 3.5.13

Authorised and signed by: Gary Peck Date: 3 May 2013