Expired

Development Control – Delegated Officer Report

Application Number: ADC/0371/06 Recommendation - Permit

Site: **92 Freshbrook Road Lancing West Sussex BN15 8DA**

Proposal: **Demolition of existing 2-storey side extension and replacement with attached 2-storey building to provide 2 self-contained one-bedroom flats with parking at front**

The Application

The application property comprises of an end of terrace house on the south side of Freshbrook Road, with a two-storey flat roof side extension and attached flat roof garage, all on the east of the property. The property is located adjacent to a bend in the road and as a result has an angled plot which is 15m in width where it fronts the road.

The terrace of 1930's properties (No's 82-92) is characterised with tiled canopy entrance ways, with the end properties (No.82 &92) having a front two-storey bay window with a gabled detail above.

The proposal is to demolish the existing two-storey side extension and attached garage and erect an attached two-storey building to provide 2 self-contained one-bedroom flats with parking at the front. The proposed building would be 6.8m in width at the front and due to the angled site 3.4m in width at the rear. The building would be designed to match the existing frontage of No.92 with two gable topped bay windows, one of which would serve as the entrance way to the first floor flat. The ground floor flat would be accessed from the side of the property.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer. No objections.

WSCC- Highways & Transport. On the understanding that the parking provision will be for one car only and that physical measures are put in place on the frontage to control this, I would not wish to raise an objection. Appropriate conditions should cover the following:

1. Car Parking (we need to see a finalised plan before it is finally approved).
2. Cycle parking (secure and covered - again a plan should be submitted).
3. Construction materials storage (and contractor vehicle parking as well) - clear of highway (plan required).

Lancing Parish Council. Objection. Out of keeping with surrounding properties.

Third Parties
A letter has been received from the neighbour of the adjacent property to the east (No.96), who states that they have been in discussion with the applicant regarding the proposals and have no objections provided that, the assurances given during these discussions are maintained. These are:- There will be no windows at first floor level on the east elevation and that the boundary wall is replaced between the two properties along the line of the existing garage wall (at the applicants expense) to allow for easier access to the rear of No.96 and to maintain the parking at the front of No.94.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE1-2, CH1, ERA1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH1-2, AH5, AH9, AT12-13.
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

A key objective of PPS3 is that development continues to make effective use of land by re-using that which has been previously developed.

Structure Plan policies give weight to the best use of land, primarily the re-use of previously developed land. Policy DEV4 states (amongst other things) that development should not be permitted unless the travel needs it generates are met; it achieves safe and convenient access by a choice of means of travel; it encourages and enables an increase in walking and cycling and ensures safe and adequate access to the highway network.

Policy AH2 states that new residential development be permitted by way of redevelopment or infilling provided the site is not allocated for any other purpose. AH5 states that there will be a presumption in favour of the supply of dwelling units suitable for small households (such as single persons, small families and the elderly).

The existing two-storey flat roof extension is not in-keeping with the existing terrace of houses and the property as a whole is in need of repair. The proposed new building would replicate the gable topped two-storey bay designs which already exist in the street and are considered to be inkeeping with surrounding properties. The rear elevations of the terrace of houses (No's 82 – 92) have no real design details other than conservatories or single-storey additions and although the two-storey bay is a feature which is not prevalent at the rear it is considered that it would not cause undue harm to the visual amenity of the area. The angled site would result in the proposed side gable of the roof appearing less dominant as viewed from the front of the property and the design would match that of the gable present at No.96 to the east. The angled siting and retention of 1m to the boundary would ensure the proposals did not feel cramped within the site.

The two proposed flats would have their own street entrances, the upper flat being accessed from the front door to the west of the front elevation, while the ground floor flat would be accessed from a door which would open onto the side passageway to the east of the property.

The rear bay windows to both the ground and upper flat would have views directly south, but only towards the rear of the adjacent neighbours gardens. Obscurely glazed, non-opening side windows would prevent the bay windows from having an unacceptable effect on the privacy of No's 96 and 90, through noise or overlooking. The south facing aspect of the adjacent properties would ensure the proposals would not adversely affect the amount of natural daylight available to them.

Although the size of the flats would be under the councils size standards for one bedroom flats (38,5 sq m as opposed to 45 sq m) they are still above those standards for studio flats (30 sq m) and it is considered that as amenity space is available to the flats in the form of a shared rear garden and within 0.8 km at Larkfield Close recreation ground, that an acceptable level of accommodation would be made available by the proposals.

WSCC Transport Services have no objection to the proposals on the basis that parking be provided for one car only to prevent any overhanging of the highway, secure and covered cycle storage be provided and there be enough on site space for construction materials and vehicles. Amended plans have been received showing a low brick wall 0.6m in height, surrounding part of the hardstanding at the front of the property which would prevent cars parking across the footway. The amendments show adequate space allocation for building materials and construction vehicles and safe and secure bicycle storage.

Although only one car parking space is provided it is considered that the location is within easy walking distance (0.7 km) of shopping facilities, bus routes and Lancing mainline railway station.

The applicant has agreed to make a financial contribution towards the provision of sustainable transport measures to be secured by means of a S.106 unilateral planning obligation.

Recommendation

APPROVE for reason that :- 2PPi – (add ADLP AH5, AT13)

1. C1Ci.
2. C8Gii – amended.
   The building hereby permitted shall not be occupied until provision for parking of one ~~vehicle~~ car and two cycles has been made in accordance with details to be submitted to and approved in writing by the Local planning Authority and such provision shall thereafter be used only for parking of one vehicle and cycles incidental to the use of the proposed development.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

3. C9N.
4. C12Ei.
5. C14Aii – amended.
   This permission relates to the amended plans received on 23.01.07 and not to the plans originally submitted.
   Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH2 & AT12 of the Adur District Local Plan and DEV1 & DEV4 of the West Sussex Structure Plan.*
6. C18C3 – amended.
   The glazing in the east and west sides of the south-facing bay windows shall at all times be glazed with obscured glass and fixed to be permanently non-openable.
   Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
7. C18E3 – amended.
   Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order with or without modification), no windows or other openings shall be formed in the east wall of the building without the prior permission of the Local Planning Authority on an application in that behalf.
   Reason: *To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [redacted] [redacted]
Date: 24.04.07 24/4

Head of Planning and Community: [redacted]
Date: 26.04.07

Chair of the Planning and Regulatory Committee: [redacted]
Date: 25/04/07