Development Control – Delegated Officer Report

Application Number: AWDM/0207/15 Recommendation – APPROVE

Site: 28 Grover Avenue, Lancing

Proposal: Erection of separate 2-bedroom dwelling to west elevation

Date of site visit: 10.03.2015

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans – 10 days)

Proposal, Site and Surroundings

The application property is located on the northerly side of Grover Avenue and comprises a semi-detached two storey dwelling which had a single storey extension to the west which has now been demolished. The area is predominantly residential in nature and there are a mixture of property types and styles within the road. Individual infill dwellings have been constructed to the end of semi-detached properties within immediate vicinity of the site, these include 30A Grover Avenue (L/187/04) located to the east of the application site and 13A Grover Avenue (ADC/0283/08) located on the opposite side of the road.

The proposal seeks planning permission to construct a 2 bedroom dwelling house attached to the westerly side of the existing house. The plot would measure 26 metres in length by 5.8 metres in width, leaving the existing house on a plot 7.4 metres in width and 26 in length. The proposed dwelling would be 9.6 metres in length, 4.4 in width and 8.1 metres high to the ridge. The proposed dwelling is similar in scale and design to the infill dwelling 30A located the easterly end of this row of three properties and would incorporate a front bay window feature with the main entrance to the property located to the side. The two storey rear wall of the proposed dwelling would extend 3 metres beyond the rear elevations of the easterly neighbouring dwellings 28 & 30 Grover Avenue. The existing hipped roof of 28 Grover Avenue would be extended and the proposed dwelling would incorporate plain roof tiles to match three existing properties to the east. The exterior walls would be stock brick to match the existing properties.

The proposed dwelling would utilise the existing vehicular crossover and driveway to the site and there would be off-street parking for two vehicles to the front of the site.

Consultations:

Lancing Parish Council has raised no objection to this application.

The **Council's Drainage Engineer** has raised no objection to this application yet has requested that a condition is attached to any approval which requires

surface water drainage details to be submitted and approved by the Council prior to the commencement of development.

"Thank you for the opportunity to comment upon this application, the site lies within flood zone 1 and is unaffected by surface water flooding. The applicant has indicated the intention to use soakaways for the disposal of surface water. Looking at the Southern Water sewer plans there appears to be no surface water sewers serving the site.

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.

Therefore in this instance the only comments we wish to make at this time relates to the disposal of the surface water. In the absence of any ground investigation details or detailed drainage details in support of the application although the applicant appears to have indicated his intention to utilize soakaways, we request that should approval for this alteration 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 BRE Digest 365 (1991) would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas. Full design calculations should be provided for the soakaway soakage test result, and the ensuing soakaway design, or retention pipework, along with the rainfall calculations with the additional rainfall quantities appropriate for climate changes."

West Sussex County Council Highway Officer has raised no objection to this proposal from a highways safety perspective and has made the following comments:

"The application seeks approval for the erection of a 2 bedroom dwelling to the west elevation of 28 Grover Avenue. It is understood a similar arrangement has been completed on the eastern elevation of 30 Grover Avenue.

From inspection of the plans and information provided, the proposed site will utilise an existing dropped kerb crossover, providing space for 2 off-street parking spaces, which would be the standards for a development of this size in this area. It is also proposed to provide cycle parking, which should be secure and covered in line with WSCC cycle parking standards.

A turn on site is not achievable within the driveway, however given the existing use and neighbouring properties that operate similar driveways; this would not amount to a highway safety issue. The applicant should ensure that pedestrian visibility splays of 2m x 2m are in place, with no obstructions over 0.6m in height.

Any works proposed on the crossover/driveway that could affect the carriageway or footway may first have to be secured under a licence by the Highway Authority, details of who to contact are below.

No concerns wished to be raised to this application from a highway perspective, subject to a condition securing parking, pedestrian visibility splays and cycle parking."

Representations:

No letters of representation have been received in response to this application.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings & Flats' & Good Practice Guidance Note: 'Internal Space Standards for New Homes' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

The site is located within a residential part of the built-up area of Lancing and the proposal constitutes infill development as provided for in the saved Local Plan policies. There is no objection in principle to such development within the built up area and in order to meet the housing requirements it is recognised that an element of housing development by way of 'unidentified' small infill sites is necessary.

Saved Local Plan policy AH2 relates to new residential development (by way of infilling and redevelopment) and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hard surfaced areas.

The main considerations in this assessment are the impact of the proposed dwelling on the visual amenities of the area, the occupiers of neighbouring residential properties, the standard and quality of residential accommodation provided and the associated access and parking provision.

Visual amenity

At 5.8 metres wide the application site would be narrower than the neighbouring plots 28 and 30 Grover Avenue to the east which measures 7.4 metres wide and the infill plot No. 30A Grover Avenue which measures 7 metres wide. The existing plots within the street however vary in width, with some as wide as 14 metres and yet other semi-detached properties located further down the road to the west are less generous in width and shallower in length. On the opposite side of the road the infill plot comprising 13A Grover

Road measures 6.5 metres wide. It is therefore considered given the variety of plot widths and the relatively recent consents at No. 13A and 30A Grover Road that the construction of a dwelling on the westerly side of this semi-detached property would not unduly harm the character and appearance of the street scene.

The new house has been designed to match the infill property, 30A Grover Road at the easterly end of the row of three properties a similar bay window to the southerly frontage. The front elevation of the proposed dwelling would also sit flush with the three attached neighbouring properties to the east and the roof of No. 28 would be extended across with the new dwelling incorporating a hipped roof with materials to match the existing dwellings to the east. It is considered that the proposed dwelling would bring a degree of visual symmetry to the row of four terrace properties as the two middle properties and the two end infill properties would have a similar appearance when viewed from the street scene.

A distance of 1.2 metres would separate the side wall of the proposed dwelling from the westerly boundary of the site with the neighbouring property. The main two storey wall of the westerly neighbouring dwelling is set approximately 7 metres back from the boundary with the application site yet there is a single storey outrigger attached to the neighbouring dwelling to the east. From the street scene perspective there would still be a sense of spaciousness between the westerly neighbouring property and the proposed infill dwelling and therefore this would not result in a terracing effect between the neighbouring properties.

Neighbouring Residential Amenity

The neighbouring occupiers that would be most affected by the proposed dwelling are located in the neighbouring properties to the east (28, 30 & 30A Grover Avenue), to the west (26 Grover Avenue) and to the north (16 and 18 Fetherston Road).

The proposed dwelling would extend beyond the rear wall of the neighbouring properties 28 and 30 Grover Avenue to the east similar to the infill dwelling 30A Grover Road at the easterly end of the row of terrace properties. The neighbouring property 30A extends 2.7 metres beyond the rear walls of 28 and 30. The original plans submitted with this application showed that the two storey rear wall of the proposed dwelling would extend 3.5 metres beyond the rear walls of No. 28 and 30 and at this projection the proposed dwelling would extend beyond a 45 degree angle from the centre point of the nearest rear ground floor kitchen and first floor bathroom windows in No. 28 by some margin. Whilst these windows do not serve bedroom or living room windows there was still concern that there would be a loss of light particularly to the neighbouring kitchen.

Following discussions with the Agent in relation to this matter, amended plans have been submitted which have set the rear wall of the proposed dwelling back by 0.5 metres. The reduction in the projecting rear wall of the dwelling does not completely overcome the impact of the proposed dwelling on the occupiers of the easterly neighbouring dwelling as the 45 degree line from the nearest neighbouring windows are still breached, however this brings the rear

wall of the proposed dwelling almost in line with the rear wall of the infill dwelling No.30A located at the easterly end of the terrace properties and reduces the impact the proposed dwelling would have to the occupiers of No. 28 in terms of loss of light and outlook.

The proposed dwelling would be distanced to the westerly neighbouring two storey dwelling by 4.5 metres. The proposed dwelling would be set further forward than the westerly neighbouring property which is set slightly further back from the road than the existing properties No's 28, 30 and 30A. Given the separation distance involved and that other properties within the road are similarly distanced to the neighbouring dwellings it is not considered that the proposed dwelling would cause any harm to the amenity of the westerly neighbouring occupiers of No. 26 Grover Avenue. On the westerly side of the proposed dwelling there would be one first floor window which would serve a bathroom and this would be required to be obscure glazed with no openings above 1.7 metres from the finished floor level in order to maintain privacy for the occupiers of No.26.

The rear facing windows in the proposed dwelling would be located 10 metres from the northerly neighbouring boundaries with 16 and 18 Fetherston Road and approximately 24 metres from the windows in the rear walls of the neighbouring dwellings to the rear. As this separation distance it is considered that the rear facing windows within the proposed dwelling would have no adverse impact on the amenity of the northerly neighbouring occupiers in terms of loss of privacy.

Residential Amenity for Occupiers of Proposed Dwelling

The amended plans which have set back the rear wall of the dwelling and reduced the impact on the easterly neighbouring occupier's amenity have had an impact on the total floor area of the dwelling which is now 73.14 sqm. As a result of this the total floor space of the dwelling falls slightly short of the 77sqm requirement for a 2 bedroom dwelling as set out in the Council's Good Practice Note for Internal Space Standards for New Homes. The proposed living, cooking and eating areas falls slightly short of the 27sqm at 26.1sqm and the sleeping areas are also below the 24sqm requirement measuring 22.6sqm. However, both bedrooms measure 4 metres wide and therefore exceed the minimum bedroom width of 2.6 metres and also provide one reasonably sized double bedroom and one reasonably size single bedroom.

The rear garden serving the proposed dwelling would be 60 sqm in area, which is in excess of the 50sqm required in the Council's external space standards. Similarly, the existing dwelling 28 Grover Road would continue to have a spacious rear garden of approximately 101sqm.

The National Planning Practice Guidance has been amended in March 2015 to include a 'Techincal Housing Guidance - Nationally described Internal Space Standard'. Under this new guidance the proposed 2 bedroom 2 storey dwelling would provide three bedspaces within the proposed double and single bedroom and the dwelling would meet the minimum gross internal floor area of 70m2 set out within this document. The bedrooms would also meet the minimum floor area and width requirements for one double bedroom and one single bedroom.

The proposed dwelling would meet the national space standards and would only marginally fall below the Council's recommended internal standards for new home. It is considered that the dwelling would provide a reasonable standard of accommodation for a small family with ample rear amenity space and is therefore acceptable in planning terms.

Parking & Access

The proposed dwelling would be served by the existing vehicular crossover onto Grover Avenue and there would be two off-road car parking spaces to the front of the proposed dwelling. A vehicular turn on site is not achievable given the length and width of the driveway, however given the existing use and neighbouring properties that operate similar driveways; the Highways Authority does not consider this would amount to a highway safety issue. The Highways Authority have requested that that pedestrian visibility splays of 2m x 2m are in place, with no obstructions over 0.6m in height and this will be secured via planning condition.

The existing dwelling, 28 Grover Avenue would be left with no parking provision, however it is noted that there is available off-street parking and capacity to the front of the dwelling for the parking of vehicles. The kerb to the front of 28 Grover Avenue would need to be dropped and a vehicular access to the existing site provided.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved Plans
3. Matching Materials
4. No Windows (Eastern & Western Elevation)
5. Obscure glazing and fixed shut above 1.7m (First Floor Window West)
6. Highways Visibility Splays
7. Parking as per Approved Drawing
8. Removal of PD Rights – extensions & outbuildings
9. Approval of Surface Water Drainage
10. Approval of Cycle Storage
11. Approval of Refuse/Bin Storage
12. Approval of Fencing/Boundary Treatment
13. Approval of Finished Floor Levels
14. Construction Management Statement
15. Hours of work

<u>Informative</u>

1. Proactive Statement – No Amendments

2. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

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

Case Officer: Rebecca Tier Date: 13th April 2015

Authorised by: Jo Morin Date: 14.04.2015