PAR 30/7

Application Number: ADC/0389/07 Recommendation – APPROVE

Site: **67 Manor Road, Lancing BN15 0HB**

Proposal: **Redevelopment with 2 detached three-bedroom dwellings with new access onto Manor Road and one detached garage**

The Application

The application relates to the site, currently occupied by a detached chalet bungalow, on the south side of Manor Road, on the corner of Upper West Lane, opposite St. James the Less Church. It is within the Conservation Area.

The existing dwelling has stood empty for a number of years and Conservation Area consent has been granted for its demolition (ADC/158/07).

The proposal is to redevelop the site with two detached 'cottage-style', three-bedroom dwellings, one with a detached garage and hardstanding to the front and the other with solely a hardstanding. The existing NE corner access to Manor Road would be closed and a new centrally located access onto Manor Road opened in the existing flint boundary wall.

The site is 51m in depth and 26m wide along the frontage onto Manor Road (north) and 20m wide along the rear boundary (south). The area is 0.11 hectare. There is a low flint wall fronting both Manor Road and Upper West Lane and a 2.4m high brick wall on the western side boundary with No.69.

The two proposed dwellings are set out to have three bedrooms in the upper roof space (one with en-suite) and living accommodation downstairs. The east side property would have dining room and lounge on the south side and kitchen at the front separated by the stairwell and downstairs w/c. The west side property would be able to accommodate a study at the front due to the larger footprint.

Consultations and Representations

County Transport Planning Services: No objection subject to conditions and a sustainable transport contribution of £2,275. A satisfactory Stage One Safety Audit and Designers Response has been submitted. The primary issue in respect of visibility is considered acceptable as the proposed access is an improvement compared to the existing access to be closed.

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County Planning Services: The Conservation architect comments that this is a significant location. The different vernacular buildings make a strong contribution to the Conservation Area. The existing buildings on the site are

not important architecturally. The volume and position of the proposed new dwellings is not controversial but it is suggested that the eastern dwelling should be redesigned to replace the east gable with a 'catslide' roof (as per his sketch) and the dormers on the western dwelling should be hipped.

Adur District Conservation Advisory Group: No objections to the dwellings but object to reduction in height of the front boundary wall. Suggest that only the new access is formed and the resultant flint used to infill the existing access to the same height as the existing wall.

Lancing Parish Council: To be reported.

Third Parties: ~~To be reported. So far,~~ 4 letters of objection/concern have been received from residents at 69 Manor Road, 4 Fircroft Avenue and 18 Church Close. The main objections/concerns raised are:-

- In order to conserve the area, only a single dwelling in the position of the existing one should be allowed on the site; two dwellings would encourage further piecemeal development which is not suitable for a Conservation Area.
- Being next to the old flint church and opposite thatched cottages, the locality is particularly picturesque and sensitive and it is really important that the two new dwellings fit in with its character.
- The design of the new dwellings should incorporate flint and old bricks (not new red bricks) and be cottage style, not new 'boxes'.
- The provision of 2 dwellings on the site results in the proposed westernmost dwelling being too close to the 3m high boundary wall and the excavation of foundations give rise to concerns for its safety.
- The western side window would overlook the patio of No.69 but would result in less loss of privacy if it had obscured glass.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH1, CH4-5, CH7, NE1-2, ERA1, DEV1, DEV3-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB1, AB3-4, AB11, AH1-2, AH5, AT12 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwellings and Flats'.
Adur Local Plan – Submission Core Strategy 2006-26(ADC 2007): H1, H3, T3-4, ENV4, ENV10.
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 ' Housing' (DCLG 2006)
PPG13 'Transport' (DTLR 2001)
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05
PPG16 'Archaeology and Planning' (DoE 1990)

Planning Assessment

Policies

The site is located within the Conservation Area, close to the Grade II* listed church, in a residential part of the built-up area.

The proposal constitutes 'infilling' as provided for in both Structure and Local Plan policies. There is no objection in principle to infill development within the built-up area and, in order to meet the housing requirements of the approved Structure Plan and Local Plan, a significant proportion of housing development by way of 'unidentified' small infill sites is necessary.

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas, as well as the setting of listed buildings. Local and Structure Plan policies require this and also that the level of traffic flow, or other activity, does not have an adverse effect on the character of the Conservation Area, and that the design and construction materials are of a high standard.

Structure Plan policies give significant weight to making the best use of land through higher density development provided that the impact on the character of the area and environment is acceptable (LOC1, ERA1, CH1) and subject to policy DEV1 requiring high quality development. Policy DEV4 states (amongst other things) that development should not be permitted unless the travel needs it generates are met. DEV5 states that "Development should not be permitted unless the level of parking is compatible with the need to avoid environmental or safety problems and the need is to encourage walking, cycling and the use of passenger transport where this is or can be a realistic alternative".

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 hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space Around New Dwellings and Flats'.

Government policy guidance PPS3 encourages best use of urban land for housing at higher densities and without rigid application of parking and amenity space standards but attaching weight to high quality design.

Policy H3 of the Submission Core Strategy sets a minimum density of 35 dwellings per hectare, but states that lower densities will be acceptable if they fit in with the unique character of the area.

Visual amenity – Conservation Area

The main concern is the effect the proposed two dwellings would have on the character and appearance of the Conservation Area and the setting of Grade II* St. James the Less church to the east.

Opposite the site is a pair of semi-detached thatch roof houses which are modern built and to the west is a 1960's chalet bungalow with a detached double garage between it and Manor Road. The character of the area is very mixed in terms of the age, density and type of dwellings ranging from relatively modern houses and bungalows to the north at densities of up to about 38 dwellings per hectare (dph) to lower density older dwellings to the west, south of Manor Road, at typically 18 dph. The existing bungalow on the site equates to a density of only 9 dph. The proposed two dwellings would bring the density to 18dph, lower than the minimum 30dph in PPS3 (and the 35dph in Policy H3). However, it is considered that the preservation of the 'village' character of the area is an over-riding factor in this instance.

The proposed two dwellings are sited so that the easternmost is set back further from the front of the site ensuring that there is no visual interference with the view to the church. The subservient setting of the east side dwelling is further assisted by the irregular shape of the site, with it being set back 20.5m from Manor Road, with the west side dwelling further forward.

The design of the two dwellings has been changed from that of the original application (ADC/157/07) which was for a matching pair of dwellings. Now the proposed east side dwelling is different in style and character to the western one. It is lower in height, 6.3m as compared to 7.1m, and orientated so the gable end faces the Manor Road. This diminished scale fronting the road allows a greater perception of separation between the two dwellings (4.5m) and from the east side of the site (5m)

The mass and scale of the proposed two dwelling are considered to be in scale with the surrounding buildings and would help to improve or enhance the Conservation Area in replacing the existing derelict dwelling, which is of poor quality design and construction.

The proposed east side dwelling would be prominent and is thus the more important in terms of its effect on the character of the Conservation Area. It is shown orientated so it faces Upper West Lane and the church on its opposite side (to the east). The west side dwelling would adjoin (one metre away) the very high west boundary wall and would be less visible, the most prominent feature being the proposed detached garage at the front. The east side dwelling would be modest and subservient in its scale, setting and design, whilst the western dwelling would sit comfortably in the space left to the boundary with No.69.

The design and materials of the two dwellings would, it is considered, improve and enhance the character of the Conservation Area. The east side property would be constructed with flint-faced walls and brick quoins, hand-made clay roof tiles and lead-clad dormer cheeks. The west dwelling would be more similar to bungalows in the area but would have hand-made clay roof tiles.

The low flint wall along Manor Road would only need to be slightly lowered in order to provide visibility splays as long as the ground level within the site, where the proposed driveway meets the new access, is raised to road level. Apart from this alteration, the existing boundary walls need to be retained and any damage caused to them made good, with any re-building to match. A condition can be imposed to deal with this.

As regards trees and shrubs on the site, there are a couple of bay trees and a holly. The latter, near the site entrance, has some merit but the bay trees are more like shrubs. The remaining trees are conifers (C.Leylandii along Manor Road), fruit trees and two large elders. None is considered worthy of a TPO.

Residential amenity – proposed dwellings

The relationship between the two dwelling would require that the east facing window of bedroom 3 of the western property and the west facing dormer of bedroom 2 of the eastern property would be almost opposite each other, but an obscure glazing condition would prevent excessive overlooking and the other windows in the rooms concerned would provide outlook.

The properties themselves would have gardens which exceed the Council's minimum standards, the gardens being 218 sqm and 264sqm, for east and west respectively.

Residential amenity – effect on neighbouring dwellings

The main concern is with regard to the effects on the amenities of the existing bungalows at No.69 to the west and 'Faber' to the south in Upper West Lane but it is not considered that the effects would be unacceptable.

The side elevation of the western property would not have a significant adverse effect on the amount of light available to or outlook from No.69 which is sited away from the common boundary. The proposed 2 west side windows are small; the groundfloor one would face the tall boundary wall and the first-floor one can be required to be obscure-glazed as it is only a secondary window to a bedroom. The three rear dormers would only have oblique views towards the rear garden of No.69.

The south-facing ground and firstfloor windows in both new dwellings would face the side of the bungalow 'Faber' in Upper West Lane. However, the distance involved is 21.5m for the east dwelling and 25m for the other. It is considered that there would not be loss of privacy or an overbearing effect.

Access and Parking

WSCC Transport Planning Services are satisfied with the proposed access arrangements which they consider would be an improvement on the existing corner access, albeit that more traffic would result from 2 dwellings than the existing one.

The main concern is that visibility to the east is below standard. The designer's response to the Safety Audit includes:-

- The raising of the ground height of the site in front of the dwellings to allow the vehicles to stand at rest at the access with horizontal sight lines in both directions;
- Removal of front boundary landscaping (two small trees, one holly and one conifer) to increase visibility with only low level new planting;
- Although the visibility splay to the east is only 40m to the kerb line, a car approaching 55m-60m away would be visible. It is recommended that the 'SLOW' sign be painted on a red background to the east side of the apex of the bend in the road and an existing sign stating 'concealed entrance' renewed.

Each dwelling would have 2 parking spaces, plus adequate on-site turning space. A sustainable transport contribution is required.

Sustainable and Resource Efficient Buildings

Policy ENV4 of the Adur Development Plan – Submission Core Strategy states that measures will be required to ensure new buildings achieve efficient environmental performance and to meet the Government's new Code for Sustainable Homes. Policy H3 also required all new homes to be designed to 'Lifetime Homes' standards. Conditions are accordingly recommended below.

Recommendation

A. Subject to completion by 23 August 2007 of a satisfactory section 106 Obligation undertaking to pay £2,275 to sustainable transport improvements in the area, APPROVE for reason that:-

The proposed development is within the built-up area and would help to meet the need for additional housing without detracting from the existing local urban environment. It would preserve or enhance the character or appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. The proposal would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB1, AB3-4, AB11, AH1-2, AH5, AT12), the West Sussex Structure Plan (LOC1, CH1, CH4-5, CH7, NE1-2, ERA1, DEV1, DEV3-5) and the Adur Development Plan Submission Core Strategy (H1, H3, T3-4, ENV4, ENV10)

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ai (External materials for walls and roof of building to be approved)
3. C7Ci (Details of walls and fencing to be approved and implemented, including alterations to existing roadside wall and infilling of existing access with matching wall, retention and making good of existing east and west side boundary walls) (amended)
4. C8Bv (Parking spaces, garage and access facilities for dwellings to be constructed and retained)
5. C9Ai (Pavement crossing details)
6. C9Ciii (Turning space related to buildings to be provided and retained)
7. C9Ki (Existing access to be closed prior to commencement of use)
8. C9N (Temporary provision for contractors' vehicles, materials, etc. on the site)
9. No development shall take place until road signage improvements have been made in accordance with details to be submitted to and approved by the LPA.
10. C11Ai (Landscaping scheme to be approved and implemented and replacement of those that die)
11. C12Ai/3 (External materials to be approved and flint walling to conform with a sample panel to be erected on site) (amended)
12. C14Dii (Archaeological investigation)
13. C18A (Details of floor levels and raising of ground level adjoining new access) (amended)
14. C18K (Provision for waste storage)
15. The proposed dwellings shall achieve efficient environmental performance by, prior to their occupation, being completed to achieve at least level 3 of the Code of Sustainable Homes in accordance with details submitted to and approved in writing by the LPA.
16. The proposed dwellings shall, prior to their occupation, be completed to meet the 'Lifetime Homes' standards in accordance with details to be submitted to and approved in writing by the LPA.

B. In the event that a satisfactory section 106 Obligation is not completed by 23 August 2007 (the date that the statutory period for determining the application expires), that authority to refuse the application be delegated to the Head of Planning and Community on grounds that it does not comply with Structure Plan Policies DEV3-5, Submission Core Strategy policy T3 and the Revised West Sussex Parking Standards and Transport Contributions Methodology requiring improvements to sustainable transport in the area.

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