Expiry 7/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0140/07 **Recommendation – Refuse Application**

Site: **5 Hillbarn Parade Upper Brighton Road Sompting Lancing**

Proposal: **Detached chalet-style bungalow**

The Application

The site is located to the north of the Upper Shoreham Road within the built up area of Sompting. The site also falls within a neighbourhood shopping policy area. To the east is a row of semi detached and detached bungalows which are at a higher ground level of the site which front Upper Shoreham Road. To the west is Hillbarn Parade a row of properties with commercial uses at ground floor such as shops, takeaways and residential use at first floor, these properties have rear yard/gardens.

The building as existing is a prefabricated single storey pitched roof building with hardstanding to the front. It is currently being used as a plumbers store. Permission is sought to demolish this property and to built a one bedroom chalet style bungalow with a parking space proposed at the front of the property and space for a cycle rack and refuse store within the site, no garden area is proposed.

The footprint of the building will be increased to 6.5 by 6 metres and the height of the building will be increased to 5.8 metres with a hipped gable roof. The building will have a living/dining room, kitchen and W.C at ground floor level with a bedroom and ensuite in the roof space. A flat roof dormer window is proposed to the rear (east) of the property and two velux windows to the front (west).

Consultations and Representations

County Transport Planning Services: - Objection – The proposal does not allow sufficient hardstanding to the front of the dwelling, a parked vehicle would over hang the footway. A more detailed plan should be submitted to show the vehicular cross over and proposed parking layout. A TAD contribution would be required.

Environment Agency: - No objections in principle subject to planning conditions relating to contaminated land and drainage.

Director of Services: - Object to the development, the site would fall into noise exposure category C and possibly D for daytime traffic noise, so new dwellings should not be allowed. Should permission be granted the site may breach the air quality objective for N02 and lead to this Council having to declare another AQMA.

Highways Agency: -The Highways Agency do not wish to comment on this application.

Sompting Parish Council: -Objection this development is inappropriate for the area and an over-development.

Third Parties: - No representations have been received.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-16 (2005): LOC1, NE1, NE2, CH1, ERA1, DEV1, DEV4, DEV5
Adur District Local Plan 1993-2006 (1996): AG1, AB25-27, AT12, AH1, AH2, AH11 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No. 2 'Space Around New Dwellings and Flats.'
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): R1, STC3, H1, H3, T3, T4, ENV3, ENV4, ENV10
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)
PPG13 'Transport' (DTLR 2001)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

The above policies encourage redevelopment to help meet the demand for dwellinghouses suitable for small families, single persons, the elderly, as well as affordable housing, and to make best use of urban land. This is encompassed in Structure Plan policy LOC1 but it is on the proviso that 'the impact on the character of the area and the environment, resources and assets of the County is acceptable' and also in allocating sites in Local Plans, that account should be taken of 'the need to protect and enhance the qualities and characteristics of settlements which local communities value.'

Policy DEV1, entitled high quality development, states that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality taking into account the need to, amongst other things, integrate with and where possible enhance adjoining land uses and minimise conflicts between land uses and activities; have regards to context including site characteristics, townscape/streetscape, views into and out of the site and building styles/materials; give high priority to pedestrians and reduce dominance of cars; create a high quality socially-inclusive

adaptable environment; protect and enhance biodiversity; ensure energy efficiency; and meet the needs of service providers.

Policy AH2 of the Adur District Local Plan, related to housing development by way of infilling and redevelopment, expects development to be designed so that its appearance, character and scale create a pleasant place to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout; respect for the natural features of the site, including trees; no unneighbourly effect on the existing dwellings by loss of privacy, light, outlook or open amenity space; adequate access and parking arrangements and accordance with adopted standards (in this case the Council's DC Standard No. 2 'Space Around New Dwellings and Flats' 1996.

As stated above the site lies within an area allocated in the Adur District Local Plan for neighbourhood shopping facilities. Policy AS5 states that the Council will seek to retain a predominant shopping use within this area and will not normally permit changes to non-retail uses at ground floor level. It is not considered in this case that the proposal should be considered in the light of this policy as although the site is located within this policy area the building is not as existing a retail use therefore its change of use would not affect the provision of retail uses in this locality.

Residential Amenity

The main properties to be affected in this case are the adjacent bungalow to the east; No.118 Upper Brighton Road and the end of terrace property No. 4 Hillbarn Parade to the north west. The bungalow to the east is at a higher ground level than the site and there is a high Leylandii hedge on the boundary which screens the existing building to some extent and would screen the roof area of the proposed building. There are windows on the side elevation of the existing neighbouring bungalow which would face the site however it is not considered that there would be an adverse impact on the amenities of this neighbouring property. The rear dormer window of the proposed building which would face this property will be fitted with obscured glazing, therefore if the hedge in the future was to be removed there would be no overlooking between these properties.

No. 4 Hillbarn Parade is located at an angle to the side of the existing building at a minimum distance of 6 metres. On the side elevation of this property there is what appears to be a landing window which would overlook the site. However due to the angle of the buildings and the fact that there is only a first floor landing window to the side of the proposed building there is not considered to be any adverse impact on the occupiers of the neighbouring properties in this case.

The residential amenities of the future occupiers of the existing property are a consideration in this case. The proposed dwelling is located in close proximity to a busy road with poor air quality and high levels of noise as identified by the Environmental Health Officer. The proposed dwelling also does not have any

amenity space provided another than limited space around the outside of the building which is only sufficient for access and for cycle and bin storage. It is therefore not considered that the proposed site due to its location and limited size is suitable for a dwelling in this case. It is not considered that the dwelling incorporates adequate standards of residential amenity in terms of open space and outlook it therefore does not comply with Policy AH2 of the Adur District Local Plan and DC Standard No. 2 Space Around New Dwellings and Flats.'

Character of Area and Street Scene

The proposed design and scale of the building is not considered to be detrimental to the street scene which would in itself warrant a refusal in this case. The ground level is lower than the adjacent properties to the east and this reduces the height of the building and its bulk and scale when viewed within the street scene.

Having said this; the size of the site is limited and there is only a distance of 6 metres proposed between the existing dwelling and both the neighbouring properties to the east and west. The increased height and footprint of the building is considered to represent overdevelopment of the site which although would not be detrimental to the street scene as detailed above it would provide an unacceptable space for a new dwelling in this case.

Parking and Access

The plans submitted show one proposed parking space and a cycle store to serve the proposed new dwelling, which is considered acceptable in this case due to the size of the dwelling and its sustainable location. The Highways Authority have however made an objection to the proposal due to the inadequate length of the hardstanding, which would result in a parked vehicle over hanging the highway. The proposal would therefore be contrary to Policy AT12 of the Adur District Local Plan.

Recommendation

REFUSE on ground that :-

1. H13BR (Inadequate size of plot and overdevelopment)
2. The proposed dwelling would be exposed to excessive levels of traffic noise and poor air quality which would be detrimental to the future occupiers of the dwelling and would be contrary to Policy AH2 of the Adur District Local Plan.
3. The proposal would be detrimental to highway safety in that it does not provide for an adequate length of hardstanding to enable a vehicle to park clear of the back edge of the footway, contrary to policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12)

Case Officer..J Barker.....Date..23/4/07.....

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