Expiry Date - 21/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0106/24 **Recommendation – REFUSE**

Site: **2 Cotswold Road Worthing West Sussex BN13 2LA**

Proposal: **Resubmission of application ref. No. AWDM/1076/23 - demolish existing building and replace with 2 no. Apartments comprising 1 no. One bedroom apartment and 1 no. Studio apartment.**

Date of site visit: 12/03/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Cotswold Road within a predominantly residential area and within the defined planning boundary for Worthing. There is a Working Men's Club further to the north and a school, library and commercial uses further to the south-west off Salvington Road. To the north the site adjoins the front garden boundary of 4 Cotswold Road, a bungalow set further back in the street. To the south is 74 Salvington Road a modest two storey detached house which is believed to be owned by the applicant. The rear garden of 72 Salvington Road, a chalet bungalow, runs the full length of the site's east, rear, boundary. Opposite the site on Cotswold Road are bungalows including on the corner of Salvington Road. Further north on the east side of Cotswold Road are 1960's two storey terraced houses and on the west side is Durrington Working Mens Club.

The application relates to a small single storey asymmetric pitched roofed timber building measuring approximately 4.65m wide x 5.4m deep x 3.6m high to the ridge and set back approximately 2m from the pavement. There is a garden/grassed space to the north side of the building (currently used to dump waste building materials). The plot is approximately 8.85 to 9.7m deep x 15.80 to 16.47m wide. A mature tree on the east boundary has recently been severely pollarded. There is no existing vehicle access or parking for the site.

The property was last in use as a shoe repair business which has relocated to a new premises and the building is currently vacant.

The site is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Expiry Date - 21/03/2024

Planning permission is sought for demolition of the existing single storey timber building and erection of a two-storey shallow monopitch roof building accommodating a studio flat at ground floor and one bedroom flat at first floor.

The building would measure 5.46m deep x 10.87m wide x 5.85m high to the front and 5.7m high to the rear. The dwelling would be finished in white render to the elevations with a green 'biodiverse' roof with zinc metal fascia and grey PVCu windows and rainwater goods. The entrance doors to both flats would be to the front elevation with French doors and a window at ground floor and French doors and a balcony and two windows at first floor. The flats would be single aspect (west) with no other openings to the rear or side elevations. A single door would provide access to the cycle store located within the building on the north side.

Internally the accommodation would provide a studio flat at ground floor with double bed, kitchen, shower room and living area (partitioned off from the bedroom) with a total GIA of 43.67sq.m. There would be a window to the bedroom area and French doors from the living space opening out on to a small terrace at the front of the building.

The first floor flat would provide a double bedroom, kitchen/dining/living room and shower room with a GIA of 50sq.m. There would be windows to the bedroom and kitchen and French doors from the living/dining room opening out on to the balcony.

The building would be positioned 0.5m in from the south boundary, 0.5m in from the east boundary increasing to 1m at the northern end of the building, 4.43 to 5.09m from the north boundary and 2.89m from the front boundary.

The outdoor area is approximately 79sq.m in total and consists of an area of hardstanding to the north side of the building for waste and recycling storage, a garden area, hedging to the front and north boundaries and 4 new trees.

Relevant Planning History:

AWDM/1076/23 - Demolition of existing building and construction of new 2 storey development consisting of 2no. One bedroom apartments – Refused

03/00624/FULL - Installation of a new dark brown aluminium shopfront – Approved

Consultations:

WSCC Highways – This application is for the demolition of existing building and construction of two apartments comprising one one-bedroom apartment and one studio apartment. The site is located on Cotswold Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application AWDM/1076/23, raising

no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

No vehicular access is associated with this site. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

No vehicular parking is proposed. The WSCC Car Parking Demand Calculator indicates that a development of this size and location would require three car parking spaces. As such, vehicular parking would have to be accommodated on-street, as per the existing arrangement. The LHA does not anticipate that the proposed nil car parking provision would result in a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area, and two cycle parking spaces are proposed in accordance with WSCC Parking Standards. Regular bus services can be caught from nearby Salvington Road.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Environmental Health – No response

Private Sector Housing - No objections on PSH grounds

Southern Water – Foul and Surface Water Drainage
Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

WSP - The applicant is applying for the resubmission of application AWDM/1076/23 - demolish existing building and replace with 2 no. apartments comprising 1 no. one bedroom apartment and 1 no. studio apartment.

Following a review of the submitted information, we have noted that the proposed site is impacted by a surface water flood risk. Therefore, we would recommend the objection of the application until a Flood Risk Assessment has been submitted that addresses flooding from all sources and provides mitigation measures and proof of safe access and egress. Furthermore, information regarding pre-development and post-development impermeable areas are requested.

Informative 1: The applicant should consider the use of SuDS, where possible, within their drainage strategy to provide runoff betterment.
Reason
To prevent flooding in accordance with National Planning Policy Framework paragraphs 165-175 by ensuring the satisfactory management of local flood risk, surface water flow paths, storage, and disposal of surface water from the site in a range of rainfall events and ensuring the SuDS proposed operates as designed for the lifetime of the development.

Representations:

A total of 4 representations have been received from local residents, 3 object and 1 in support:

Object

Resubmitted plans show the pitch roof has been replaced by a Bio Diverse Green Roof but the proposed development will still be 2 storey high standing at 5075 metres tall and does not take in to account the roof measurements which will add more to the height. The changes also show repositioning of the proposed development further away from 4 Cotswold Road in order to limit the impact to them. There has been no changes made to lessen the impact to us 72 Salvington Road and it will still run parallel along the side of our rear garden and will still be overbearing, overshadowing and reduce natural light and sun light to our garden and our lounge.

The plans also show to create more outside space to the front of the properties proposed, it will be built even closer to our boundary then previous and this

along with the height and length will cause loss of outlook and have an adverse effect on our living environment.

Concerns regarding the design and the size of the development on such a small plot that there is no other in the surrounding area and will look out of character and over developed.

Also the green wall and green roof if living plants will need a constant supply of water and need the correct piping / rainwater harvesting along with regular maintenance to ensure no clogging up of the drainage and over spill of surplus water on to the ground. It states on the Design and Access Statement there will be a soak away but does not show on the plans where it is to be installed to manage the surplus water.

The remaining pollarded tree that sits right up to the boundary of 72 Salvington Road and shows this on the plans and states will be removed if planning approved. We are concerned that the removal and its roots which very likely run within our garden will result in disruption to our land in construction.

Referring back to the previous Planning Refusal and why, our reasons are still the same and we Object to the above planning application.

This resubmitted application is in my view still inappropriate for the location. There is no provision for car parking and the immediate area already suffers from excessive on road parking. The proposed development is close to the junction with Salvington Road where WSCC are planning a speed ramp due to problems with speeding and associated on street parking for drop off and pick up of children from the local school. The plans appear not to allow for a soak away whereas I understood from my own experience that this was now a mandatory requirement. The trees shown are too close to road and buildings and will potentially lead to future problems with roots penetrating road/pavements and building foundations.

I am writing to register and reiterate my objection to the above reapplication. | have enclosed a copy of my original objections, none of which have changed. | don't think adding a balcony to the building will solve the privacy issues of overlooking into my garden, lounge and bedroom. | am very concerned about a green roof. If this is a living green roof, they are very hard to maintain and will be an eyesore if not maintained regularly and properly. The question has to be asked, who will be maintaining it? There has already been one tree removed and now there is another one mentioned on the plans to be removed. The road will end up a concrete jungle if these plans are passed. | am also very concerned at the amount of light this proposed building will cut out. Nothing else has been rectified to these plans just added more concerns.

Support

I live at 74 Salvington Road which is next door to the proposed development. I wanted to express my enthusiastic support for your planning application regarding the proposed new build at 2 Cotswold Road. Having carefully

reviewed the plans and considerations, it is evident that your project aligns with the local community's aesthetic and developmental goals. I strongly feel that this development will be a valuable addition to the neighbourhood. If there are any additional details or information needed during the approval process, please do not hesitate to reach out. I look forward to witnessing the positive impact your new house will have on our community.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM20 (Flood Risk and Sustainable Drainage)
DM22 (Pollution)

National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
Technical Housing Standards – Nationally Described Space Standard (March 2015)
SPD 'Space Standards' (WBC 2012)
SDP 'A Guide to Residential Development' (WBC 2013)
CIL Charging Schedule (Aug 2021)

Planning Assessment

Principle of Development

The Worthing Local Plan was adopted on 28th March 2023. Policy SS1 sets out the Housing supply over the period 2020-2036 and gives a total figure of 3672 (an annual target of 230 dwellings per annum).

Paragraph 76 of the NPPF states that local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision-making purposes where:

a) The adopted plan is less than 5 years old; and
b) That adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.

Paragraph 77 goes on to state that where there has been a significant under delivery of housing over the previous three years, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the Plan period).

The most recent housing trajectory and 5 year housing land supply for Worthing can be found in the Annual Monitoring Report 2022-23. Table 9 indicates the Five Year Supply measured against the adopted WLP annual target of 230 dwellings plus a 20% buffer, and demonstrates a 7 year supply of deliverable sites.

To maintain the supply of housing, paragraph 79 of the NPPF requires local planning authorities to monitor progress in building out sites with planning permission. Where the Housing Delivery test indicates delivery has fallen below 75% of the local planning authorities housing requirement over the previous three years, the presumption in favour of sustainable development applies, in addition to the requirement for an Action plan and 20% buffer.

The latest Housing Delivery Test was published in January 2022, and covers the period from 2018/19 - 2020/21 (prior to adoption of the Local Plan). Worthing Borough Council scored 35%. Therefore the presumption in favour of sustainable development applies as the delivery of housing was less than 75% of the housing requirement over the previous three years.

Within Worthing, the most significant constraining factor when considering future development is land availability. The overarching spatial strategy of the adopted Local Plan is to achieve the right balance between planning positively to meet the town's development need with the continuing need to protect and enhance the Borough's high quality environments and open spaces. Policy SS1 seeks to increase the rate of housing delivery from small sites, stating that development should make efficient use of brownfield land whilst also making clear that the density of development should be appropriate, and relate well to the character of the area.

Whilst there is a need for all types of housing in the Borough, policy DM1 states that to help determine the most appropriate housing mix based on the character and location of an individual site, applications should also consider the most up-to-date evidence of housing needs and demands. The Strategic Housing Market Assessment (2020) identifies the greatest need in market housing for 2-bedroom (40-45%) and 3-bedroom (35-40%) homes. The need for 1-bedroom market homes is 5-15%.

Policy DM2 sets out a design-led approach to determining the capacity of development sites, with particular consideration given to the site context and the character of the surrounding area in which it is located, the need to achieve high quality design and minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.

Policy DM5 requires all new development to be of high architectural and design quality and respect and enhance the character of the site and prevailing character of the area including consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design and landscaping. New development should enhance the local environment by way of its appearance and character with particular attention paid to the architectural form, height, materials, density, scale, orientation, tree

canopy, landscaping, impact on street scene and layout of the development. It should make a positive contribution to the sense of place, local character and distinctiveness of an area. Its goes on to state that all new development should be well-built, accessible, fit for purpose and adaptable to changing lifestyles, demography and climate. It should include a layout and design that takes account of potential users of the site, creating safe conditions for access and egress and active travel; it should not have an unacceptable impact on the occupiers of adjacent properties including unacceptable loss of privacy, daylight, sunlight, outlook and unacceptable increase in noise giving rise to significant adverse impacts; and should respect existing natural features, including trees and biodiversity.

The creation of 2 x one bedroom flats would make a small but welcome addition to local housing supply within a sustainable location. Other key material considerations are the effects of the proposed development on the character and appearance of the surrounding area, neighbour amenity, the amenity of future occupiers, highway safety and sustainability.

Background

The previous application AWDM/1076/23 was refused for the following reasons:

1. By reason of its unsympathetic position, massing and poor design the proposed development would appear unduly assertive and cramped and would fail to meet the high architectural and design quality required for new development causing harm to the street scene and local character as a result. The proposed development is therefore contrary to policy DM5 of the Worthing Local Plan and the relevant policies of the NPPF.

2. By reason of its position, height, and mass on this constrained site, together with its unsympathetic design, the proposed development would be overbearing to occupiers of 72 Salvington Road and 4 Cotswold Road and would unacceptably reduce sunlight received to their homes and gardens contrary to policy DM5 of the Worthing Local Plan and the relevant policies of the NPPF.

3. The proposed development cannot provide adequate private amenity space for future occupiers harmful to future occupiers living conditions and contrary to policy DM5 of the Worthing Local Plan, adopted Supplementary Planning Document 'Space Standards' (WBC 2012) and the relevant policies of the NPPF.

4. The Council is not satisfied on the basis of the submitted application details that the proposed development could provide a minimum 10% net gain for biodiversity. The proposed development is therefore contrary to policy DM18 of the Worthing Local Plan.

The current application is a resubmission of this application with a revised design.

Visual Amenity

The site is on Cotswold Road but appears at one time to have been part of the rear garden of the frontage building at 74 Salvington Road. 74 Salvington Road has recently been refurbished and formally fenced off from the site with a further slight reduction in the size of their rear garden creating a passageway between the two sites.

The area is generally residential with the Working Men's Club further to the north being an anomaly. Typically properties are either two storey houses or bungalows with pitched or hipped roofs. Properties tend to be set back from the road behind established front gardens and with their own private rear amenity space.

The building's position is out of character with the layout of Cotswold Road, set back 2.8m from the pavement to Cotswold Road. The main building line for this road is established by the properties to the north which are consistently set back at about 5.8m from the pavement. No. 4, the immediate property to the north, is set back over 8.5m. Whilst the building would be of a similar alignment to No.74 Salvington Road, this building is a corner property with its flank wall, a subordinate elevation facing the junction. Therefore this is not considered to be comparable in terms of layout and proximity to the road. The position of the building has been set back an additional 37cm in comparison to the previous refused scheme and this does nothing to alleviate the previous concerns.

The building has been reduced in length from the previous application however this reduction is minimal at 1.93m. The reduction in length has increased the distance from No.4 (north) by 2.4m but has decreased the gap to No.74 (south) and to No.72 (east) to just 0.5m. The position and scale of the building would appear overly assertive and cramped on this small site and would relate poorly to the layout, position and character of the surrounding streetscene.

The massing has been reduced through a combination of removing the pitched roof and a small reduction in length however this has resulted in a building of poor architectural design quality that fails to reflect the prevailing character of the area which consists of hipped or pitched roofs. The monopitch roof proposed is so shallow that this appears as a flat roof which would be entirely out of keeping with the street scene resulting in an incongruous form of development. The changes to the scheme to address the issue of massing have further diminished the design quality which would cause significant harm to the street scene and local character. The revised proposal does not address the previous concerns.

The elevation changes to the building include the addition of a balcony at first floor with French doors below and grouping the two front doors together towards the northern end of the building. These changes do not particularly enhance the design or add any architectural merit to the proposal. The proposal would not enhance local distinctiveness nor would it make a positive contribution to the existing sense of place.

The revised proposal does not overcome the previous reasons for refusal and with the removal of the hipped roof this significantly diminishes the design quality of the proposal, further exacerbating the incongruous appearance of the proposed dwelling. The proposal fails to reflect the prevailing character of the area in terms of form, design, massing, siting, layout, density and scale resulting in significant harm to the visual amenities of the locality.

Residential Amenity – Future Occupiers

The proposed ground floor flat would have a GIA of 43.67sq.m. There is no differentiation between studio flats and 1 bed flats in the Nationally Described Space Standards which supersede the Council's Space Standards SPD (other than for external space provision). The plan shows a double bed and therefore assessed against the Nationally Described Space Standards, as a 1 bed, 2 person flat, the requirement is 50sq.m floorspace. The reduced floorspace provision of 37sq.m (with a shower room), only applies to 1 person units and not 2 person units. It is not simply a case of showing a single bed instead of a double bed on the plans, as the space has clearly been designed around a double bed and therefore intended for 2 person occupancy. The ground floor flat does not therefore meet the minimum floorspace requirements and would provide substandard accommodation in terms of space.

The first floor flat would have a GIA of 50sq.m and therefore when assessed against the Nationally Described Space Standards, as a 1 bed, 2 person flat this would just meet the required standard providing an adequate standard of accommodation in terms of space.

The flats would be single aspect with openings to the west elevation only consisting of 2 openings to the ground floor flat and 3 to the first floor flat. Single aspect dwellings are usually resisted and the lack of any other openings may reduce the quality of accommodation for the occupants.

A minimum of 20sq.m of private outdoor space should be provided for each flat and this can include communal areas and balconies. This provision could be accommodated on site within the communal garden areas to the north and west of the building as long as these areas remain communal for use by both the ground and first floor flat. If the garden areas were to be for the exclusive use of just the ground floor flat, the balcony at first floor would not accord with the relevant requirements due to its position at the front of the building in close proximity to the road. This could be controlled by condition. Additional planting is proposed along the front of the site to provide a suitable private outdoor amenity space.

Cycle parking and waste and recycling storage facilities would be provided on site.

Whilst the external space provisions could be met by this revised scheme thereby addressing reason for refusal 3 of the previous decision, the reduction in size of the building would result in the ground floor flat failing to meet the required minimum floorspace standards of 50sq.m.

Residential Amenity - Neighbours

The most affected neighbouring properties are Nos.72 and 74 Salvington Road and No.4 Cotswold Road. The neighbours at Nos.70 and 76 Salvington have also objected.

No.74 is located to the south of the site and has no north facing windows. Its private amenity space abuts the common boundary of the site. As the proposed building is to the north of this property with no windows to cause overlooking, it is not considered that any significant impact will occur in relation to these occupiers.

No.72 is located to the rear, east of the site and the application site extends adjacent to their rear garden. The proposed building has been reduced in length by a small amount but still extends along the majority of the rear garden of No.72 and has been moved closer to the boundary with this property at just 0.5m. The pitched roof has been removed in an attempt to address concerns relating to height and mass however, the proposal remains as a two storey building with a solid wall close to the boundary which would have a significant, unacceptable overbearing impact and reduce light to the neighbour's house and garden.

No.4 is a bungalow located to the north of the site and has its front door in its flank wall and two bay windows at the front. Despite the reduction in length and increased gap to No.4 the proposed two storey building would still be entirely forwards of this property and in its position south of No.4 would unacceptably reduce light to the front windows and appear overbearing and oppressive. Reason 2 of the previous refusal has not been addressed by this revised application.

The proposal would have a significant overbearing impact on neighbours resulting in an oppressive development and a reduction in light to their homes and gardens being detrimental to the residential amenities of adjacent occupiers.

Access and Highways

The site does not have vehicle access currently and none is proposed. No objections have been received in this respect from WSCC Highways. Secure cycle parking for both flats is shown. The site is sustainably located with regular bus services along Salvington Road and local shops nearby.

No significant highway impacts are expected though some disruption would occur during a build. There are no transport grounds to resist the proposal.

Sustainable Development

The Design and Access Statement states (para 2.7.5) that *sustainable construction will be a main feature for this new development with high levels of insulation within the fabric of the building with low E glass to the windows and rainwater harvesting being provided. A commitment to reducing carbon dioxide.*

Policy DM16 states that all new build housing should achieve an A rating Energy Performance Certificate with a minimum expectation of B rating.

Policy DM17 requires all new housing to incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements (after CO2 reductions from energy efficient measures).

The policy requirements of DM16 and DM17 could likely be met by imposing a suitably worded condition.

Policy DM18 requires new development to provide a minimum of 10% net gain from biodiversity. Completion of the metric is not yet mandatory for small sites such as this but has been provided with the application. A Preliminary Ecological Appraisal and Preliminary Roost Assessment and Biodiversity Net Gain Assessment have been provided with the application.

The former identifies that *'the demolition of the building will destroy bat roosts if present'* and requires the completion of a bat emergence survey prior to any works of demolition on site. The assessment concluded that no impacts had been identified in relation to other habitats or species but sets out various recommendations to improve Biodiversity Enhancement Opportunities which could be secured by condition.

The latter concludes the following:

- *The current landscaping proposal generates a net loss of area-based habitat units (+36.22%) and a net gain of linear-based habitat units (+100%). As such, the proposed development is compliant with upcoming legislation (Environment Act 2021) and current planning policies (National: National Planning Policy Framework, 2023; Local: Worthing Borough Local Plan, 2023) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitats.*

- *It is noted that the current proposals do not satisfy trading conditions as the removal of the urban tree (medium distinctiveness) was not compensated for: currently there is a deficit of 0.02 units of individual trees. Though the trading conditions will not be satisfied, the proposed habitat creation is assessed to over-compensate for the loss of the tree. Ecological opportunities associated with these proposed habitat types will likely exceed opportunities present within the existing tree.*

- *Due to the nature of vegetated gardens, newly created trees cannot be counted in the post-development score per the Draft Statutory Biodiversity Metric User Guide (Natural England, 2023). The lacking individual tree units can be compensated for on other off-site land owned by the client, or a financial contribution to off-site ecological enhancements within the government's approved statutory biodiversity credits scheme (when available), or with the LPA directly through a s106 agreement is required to make up for the 0.02 units of individual trees. See Section 4.2 for more information.*

- *A Biodiversity Net Gain (BNG) Management Plan must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years.*

The site is former garden area and once included shrubbery and lawn. The one mature tree on the site has been pollarded and is now shown to be removed. The Design and Access Statement states (para 2.9) that '*a biodiverse green roof and ground based green walls to the northern and eastern boundaries are also proposed to meet the commitments of biodiversity net gain standards'.*

The plans show the addition of green walls to the north and east boundaries, mixed species shrub and hedge planting to the north and west boundaries and the addition of 4 leylandii trees along the front of the site. The remaining areas of the site (excluding bin storage area) will be laid to lawn. The scheme also provides a biodiverse green roof.

Although the proposal could potentially achieve the 10% BNG as detailed in the submitted reports, some of the intended provision would be considered unsuitable for other reasons. The biodiverse green roof is reliant on a flat roof design which as detailed within the Visual Amenity section of this report is considered unacceptable therefore, the contribution to BNG resulting from the provision of a green roof would be removed.

Furthermore the provision of Leylandii trees are not considered a suitable choice for the site given that they are not a native species, nor particularly appropriate due to their rate of growth and difficulty to control which often causes issues for neighbouring properties. Native trees would be more appropriate in this location. The assessment also refers to the use of non-native hedgerows where there is opportunity to provide native species.

The application as submitted demonstrates compliance with the provision of 10% BNG however the above concerns would need to be resolved in any final scheme. The provision of 10% BNG could be secured by condition and therefore Reason 4 of the previous refusal is considered to have been addressed (notwithstanding diminished provision due to the comments above).

Drainage

The site is identified as being within an area at risk from surface water flooding. No Flood Risk Assessment has been provided with the application in relation to Surface Water Flooding. The Drainage Engineer has therefore recommended an objection to the application until an FRA has been submitted addressing flooding from all sources and providing mitigation measures and proof of safe access and egress from the building.

CIL

The property would be CIL liable.

Conclusion

This revised application fails to adequately address or overcome the previous reasons for refusal in respect of design and visual amenity, impact on neighbouring property and the impact on amenity of future occupiers due to not meeting the required space standards. The application is therefore refused.

Recommendation

REFUSE for the reason:-

1. The proposed development by reason of its poor design, position, layout, scale, form and height would fail to meet the high architectural and design quality required for new development or to reflect the prevailing character of the area and would be significantly out of keeping with the surrounding street scene. The proposed dwelling would introduce a visually dominant, incongruous and intrusive form of development appearing unduly assertive and cramped on site, culminating in significant harm to the local character and visual amenities of the locality. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, the Council's SPD 'Guide to Residential Development' and the policies of the revised National Planning Policy Framework.

2. By reason of its position, height, and mass on this constrained site, together with its unsympathetic design, the proposed development would be significantly overbearing to the occupiers of 72 Salvington Road and 4 Cotswold Road and would unacceptably reduce sunlight received to their homes and gardens contrary to policy DM5 of the Worthing Local Plan and the relevant policies of the revised National Planning Policy Framework.

3. The ground floor flat fails to meet the minimum floor space requirements for a 1 bedroom, 2 person flat, as set out within the Nationally Described Space Standard and would fail to provide an adequate standard of living space for the occupants. The proposal is therefore contrary to policy DM2 and DM5 of the Worthing Local Plan, the Council's SPD 'Guide to Residential Development' and relevant policies of the revised National Planning Policy Framework.

4. The application is not supported by a site-specific flood risk assessment (FRA) and fails to demonstrate that the future occupants of the proposed dwelling would be safe from surface water flood risk for the lifetime of the

development when allowances for climate change are taken into consideration. The proposed development is therefore contrary, policy DM20 of the Worthing Local Plan and the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and advising the Applicant of those concerns. However, no response was received and as the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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

Case Officer: Amanda Haslett Date: 20/03/24

Authorised by: Jo Morin Date: 20.03.2024