# Development Management - Delegated Officer Report

**Application Number: AWDM/1619/16 Recommendation – Refuse**

**Site: 57 Boundstone Lane, Sompting**

**Proposal: Three bedroom detached dwelling with vehicular access to the (north of no. 57)**

**Date of site visit: 25 November 2016**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The site is located on the west side of Boundstone Lane, roughly opposite the entrance to Elmstone Close. No. 57 Boundstone Lane is a detached bungalow and No. 59 to the north is a detached two-storey house.

The proposal is to construct a detached two storey dwelling in the side garden of No.57 adjacent to No.59. It will have a front hip roofed feature and a catslide roof and will have an overall height of 7.5m. It will be 5.35m wide and 10.85m deep. The plot width is 6.5m. This compares with 11.5m for No.59 and 13.5m for No.57 (after development – it is currently 20.5m).

A new vehicular access is to be created by removing part of the front boundary wall, with a parking area on an area of hardstanding at the front of the property.

## Relevant site history

ADC/0334/07 - Demolition of 57 and 59 Boundstone Lane and erection of 13 flats (9 x 2 bed and 4 x studio) together with associated car parking, bin and cycle stores and widened access – refused

## Consultations

**West Sussex County Council:** No objection from a highway safety point of view. The crossover will be approximately 3.4m wide and 2.6m into the site. This is sufficient for a single car. The dropped crossing must be implemented under licence to a specification obtained from WSCC Highways. The applicant is advised that the existing boundary wall is kept no higher than 0.6m to aid pedestrian visibility upon exiting the site.

Vehicular visibility from the new proposed access point on Boundstone Lane is sufficient and wholly maintained within the public highway. Whilst it is appreciated that the new access is opposite the junction of Elmstone Close with Boundstone Lane, the low traffic movements anticipated from the new access is not anticipated to cause highway safety concern.

A turn on site would be preferred, clearly though there is insufficient space to achieve this. However other properties have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway in a location where the existing practice is on-street parking by residents of adjoining properties which results in a noticeable narrowing of the existing available carriageway space.

Whilst the Application Form states that 2 car parking spaces will be provided the plans indicate space for 1. Cars should not be parked where they overhang the footway.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal. Recommend conditions to secure car and cycle parking.

**Adur & Worthing Councils:** The **Engineer** has no objection subject to following condition: "no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority"

**Southern Water**: Recommend informatives

**Sompting Parish Council:** Object. Out of character and scale with neighbouring properties. Harmful to street scene and amenity of neighbourhood. Unsympathetic design. Unneighbourly.

**Representations**

2 letters of objection received from occupiers of 55 and 59 Boundstone Lane:

- Loss of light to bedroom and kitchen windows
- Disturbance, noise and pollution during construction
- Traffic congestion/disruption during construction
- Dwelling would be out of keeping
- Too close to junction opposite

**Relevant Planning Policies**

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH3, AH5 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats'
Submission Adur Local Plan (2016) Policies 1, 2, 3, 15, 19, 21, 23
National Planning Policy Framework (March 2012)
Technical Housing Standards (CLG March 2015)

**Planning Assessment**

**Principle**

The proposal comprises new housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the

amenities of neighbouring residential occupiers and the effect on the character and appearance of the street scene.

**Visual amenity**

The existing dwelling at No.57 and its neighbour to the north are fairly typical for the immediate area. Both are set in quite large plots and are clearly open to view from Boundstone Lane. No.57 is the first in a run of bungalows heading southwards along the road.

The proposed new dwelling would be tightly positioned close to the boundaries of both of these existing dwellings and would have a cramped appearance, out of character with the typical street scene. While its height is reasonable in the context of No.59 to the north, it would appear as a much narrower building than it neighbours and would have a much higher eaves height than No.57, the impact of which would be exacerbated by its proximity to that property.

It is considered that the proposal would have an unacceptably harmful impact on the visual amenities of the area to the detriment of the street scene.

**Residential amenity – standard of accommodation**

Internally, the dwelling will have a floor area of approximately 100sqm which exceeds the National Standard for 3 bed dwellings. Individual room sizes also meet the Standards.

Externally, the property would have a rear garden of more than 12m depth and an area of 85sqm, which meets the Council's Standards.

**Residential amenity – effect on existing dwellings**

The proposed two storey dwelling would be sited just 1.1m from the side of the bungalow at No.57. That property has several windows along its north side wall and the proximity, depth and height of the proposed dwelling is likely to result in an overbearing impact and loss of light and outlook.

To the north, No.59 has a first floor bedroom window on its south side and a kitchen on the ground floor which obtains light from a lean-to plastic roof. The proposed dwelling will be 1.05m from the side of No.59 and will have a similar adverse impact to that at No.57 in terms of light, outlook and its overbearing form.

**Access and Parking**

A new access and single parking space are proposed. There are no objections to the application from a highway safety point of view.

**Recommendation**

**REFUSE** for the following reasons:

1. The proposed dwelling, by reason of its size and position within in a narrower plot than its neighbouring properties, would appear as a cramped form of development which would be out of character with, and harmful to, the street scene of Boundstone Lane. It would therefore be contrary to saved policies AG1 and AH2 of the Adur District Local Plan, policy 15 of the Submission Adur Local Plan 2016 and the relevant paragraphs of the National Planning Policy Framework relating to good design.

2. The proposed dwelling, by reason of its size and proximity to the side boundaries of the site, would result in an overbearing form of development which would cause a loss of light and outlook for neighbouring occupiers, to the detriment of their residential amenities. It would therefore be contrary to saved policies AG1 and AH2 of the Adur District Local Plan, policy 15 of the Submission Adur Local Plan 2016 and the relevant paragraphs of the National Planning Policy Framework relating to good design.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Case Officer: Peter Barnett Date: 8 December 2016

Authorised by: Gary Peck Date: 8 December 2016