Development Management – Delegated Officer Report

Application Number: AWDM/1747/22 Recommendation: Refuse

Site: 88 Crabtree Lane, Lancing

Proposal: Amendments to application approved at appeal AWDM/1953/19 - Construction of 3 bedroom two storey detached chalet bungalow in the rear garden with associated parking, storage and access (existing attached garage to be demolished). Amendments: Removal of flat roof at ridge level and formation of conventional pitched roof with resulting increase in ridge height. Addition of rooflight to rear roofslope. Replacement of ground floor bedroom window to rear with French doors.

Date of Site Visit: Visited in connection with AWDM/1953/19

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached bungalow with rooms in the roof on the north side of Crabtree Lane, facing Monks Recreation Ground. Planning permission was granted at appeal to demolish the attached flat roofed garage on the west side of the property to form access to the rear garden where it is proposed to construct a detached 3 bed chalet bungalow (AWDM/1953/19).

To the west there is a two storey block of flats, The Hollies, with an access road to a rear parking area which runs along the western boundary of the site. To the north there are terraced houses in Third Avenue. To the east there is a large dwelling, Emmaus House in Grand Avenue, facing the site of the proposed dwelling at the rear, with a bungalow (86 Crabtree Lane) adjacent to No.88 at the front.

This application seeks approval for amendments to the design of the proposed dwelling comprising:

- Removal of flat roof at ridge level and formation of conventional pitched roof with resulting increase in ridge height of 500mm.
- Addition of rooflight to rear roofslope.
- Replacement of ground floor bedroom window to rear with French doors.

Planning History:

AWDM/1953/19 - Construction of 3 bedroom two storey detached chalet bungalow in the rear garden with associated parking, storage and access (existing attached garage to be demolished) - refused but allowed at appeal

Consultations:

West Sussex County Council: The Highways Authority has no objection subject to conditions to secure car and cycle parking.
Comments:
Access and Visibility
Access to the proposed dwelling will be utilised through the existing access arrangement and will be shared with the existing dwelling (88 Crabtree Lane). Visibility splays at the existing access appear sufficient for the posted speed limit, and data supplied to WSCC by Sussex Police over the period of the past five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.
Given the small-scale nature of the proposal and the existing dwelling making use of the same access arrangements, this proposal is not anticipated to result in a material intensification of use onto Crabtree Lane.
Parking and Turning
Parking provision of 2 spaces is proposed to serve the new dwelling. The WSCC Car Parking Calculator would expect 3 spaces to be provided for dwelling of this size and location. The proposed parking bays are of sufficient size to accommodate two vehicles considering the Manual for Streets guidance for minimum of 2.4 x 4.8m per parking bay. The shortfall of one space is likely to be occasional visitor parking and it is not anticipated to occur on the public highway given that there are comprehensive restrictions prohibiting vehicles to park in places that would be detrimental to highway safety. The demolition of the existing garage may result in a loss of parking space for the existing dwelling. The Local Planning Authority (LPA) may wish to consider the potential overspill parking from an amenity perspective.
Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior to June 15th 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.
The turning area measures circa 7.4m and which is sufficient to allow vehicles to turn and egress in forward gear.
Fire Appliances
Building Regulations state that fire appliances need to be able to get within 45m of a dwelling and any access required to get within this distance can only be reduced to

2.75m as a minimum. The actual space required to operate at the scene of a fire is 3.7m. The rear side of the proposed bungalow is approximately 52m distant from the nearside edge of the carriageway. While these matters are strictly not planning matters, it is in the interest of the applicant to ensure that the proposal is compliant with building regulations policies prior to determination.

Refuse collection

Refuse and recycling collection arrangements would most likely be kept on site. Manual for Streets (MfS)states that residents should not have to travel over 30m to put bins out and collection vehicles should not have to travel in excess of 25m to collect/deposit bins. This is, however, a matter of amenity for the Local Planning Authority (LPA) to consider. The applicant is advised to contact the waste disposal authorities to ascertain whether the practise would be acceptable.

Sustainability

The site is situated within a close walking distance from local shop and amenities in Lancing. The closest bus stop are approximately 1-2 min walk in both directions of the dwelling, providing services to Tarring and Steyning. Lancing train station is approximately 9 min walk/3 min cycling.

In order to promote the use of sustainable transport methods, the applicant is advised to provide secure and covered cycle parking provision. Details of this can be secured via planning conditions.

Adur and Worthing Councils: The **Environmental Health (Private Sector Housing) Officer:** The use of French doors for the ground floor bedroom does not allow the room to be ventilated securely. Windows with a suitable opening configuration should be retained

Southern Water: Standard advice

Lancing Parish Council: No objection

Representations

5 objections received from the occupiers of 5A Third Avenue, 94 Crabtree Lane 1 Grand Avenue and Emmaus House, Grand Avenue:

- As we objected to the original plans we don't see any reason to not object to the amendments.
- Overdevelopment
- Overlooking
- Increased noise
- Inadequate emergency access as a fire engine or ambulance cannot gain access to the property, the proposed sprinkler system is not adequate if there was a major emergency.
- Making the house taller will just make it more visible

- The velux window addition just shows poor design in the beginning
- Patio doors in a bedroom suggest it won't be used as a bedroom allowing the possibility for extra noise for surrounding residents and wouldn't make any real difference to ventilation.
- Loss of trees and hedges
- Loss of wildlife habitat
- Loss of light
- Inadequate car parking and access
- Would only like one storey to be approved, not two

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

The principle of a dwelling on this site was established at appeal and consideration of this application is therefore limited to the proposed changes and their impact on the character and appearance of the development, the surrounding area and the residential amenities of neighbouring properties.

The main change is the proposed raising of the ridge height by 0.5m to 7.1m. The applicants have stated that it is proposed in order to remove a small area of flat roof which was unsightly and unconventional in their opinion. The approved roof design was a result of reducing the height during the course of the previous application when barn hips were introduced in order to reduce the bulk of the building. The current application retains the barn hips but raises the main ridge.

In his appeal decision letter, the Inspector stated:

"the submitted plans indicate that during the determination of the application the proposed scale, height and footprint of the new dwelling was reduced to address concerns that had been raised. The result, in my judgement, is a modest chalet style design that would assimilate well with the variety of architectural styles, layouts and built form that are to be found in this part of Crabtree Lane and Grand Avenue. It also results in a development that would not be visually prominent in its surroundings."

He did not state that the design of the roof was unsightly and made his decision with the knowledge that the building had been reduced in size and bulk to address neighbour concerns.

To increase the height back to its original 7.1m, compared with the approved 6.6m is considered to be a material increase which is likely to increase its prominence on this backland site. It is therefore considered that this element of the application is unacceptable and the dwelling should be constructed to its approved dimensions.

The change from window to patio doors to the ground floor bedroom at the rear is also problematic as it does not allow the room to be ventilated securely. The Council's EHO has advised that windows with a suitable opening configuration should be retained.

The proposed rooflight serves a bathroom and could be required to be obscure glazed by condition. However, as the raising of the ridge is unacceptable, the application must be refused in its entirety.

Recommendation

REFUSE for the following reasons:

The proposed dwelling, by reason of its increased height compared with the previously approved building, would increase the prominence of the building on this backland site to the detriment of the visual and residential amenities of the locality. The proposal is therefore contrary to policy 15 of the Adur Local Plan and the National Planning Policy Framework.

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 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.

Case Officer: Peter Barnett Date: 28 November 2022

Authorised by: Gary Peck Date: 28 November 2022