Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0710/13

Site: **117 Greenways Crescent, Shoreham-By-Sea**

Proposal: **Demolition of existing bungalow and garage, construction of new chalet bungalow and garage**

Date of site visit: 18 July (and for previous application)

Neighbours checked: N

Additional neighbour notifications: N

Proposal, Site and Surroundings

Unchanged from as described in the previous application (AWDM/1141/12)

Relevant site history

Planning permission was refused in 2012 for the demolition of existing bungalow/garage/greenhouse, erection of 2 storey replacement dwelling and single storey garage (AWDM/1141/12)

Consultations

West Sussex County Council:

The County Council raise no objection from a highways perspective

Adur & Worthing Councils:

The **Environmental Health Officer** requests the precautionary land contamination informative

Representations

1 letter has been received commenting that Ashlings Way is an unmade road and should not be used for deliveries from contractors vehicles and that any asbestos from the demolition of the property needs to be disposed of properly.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The application seeks to replace a property which has been vacant for some time and in apparent requirement of modernisation. The site is within the defined built-up area and so the proposal is acceptable in principle.

Visual amenity

The application site sits on a prominent corner in the road which slopes sharply from north to south. There is a mixture of surrounding house types and styles but those in the immediate vicinity of the site are generally chalet style properties.

The previous proposal for a 2 storey dwelling would not have reflected the pattern of surrounding development and understandably raised a number of objections. The revised application for a chalet style property is of a far more appropriate style and noticeable has not received any objections from neighbouring properties in relation to its design. The ridge height of the proposed dwelling is over a metre less than previously proposed.

Residential amenity

This is a relatively large plot, although the footprint of the property itself will increase little. There is over 40 metres to the properties at the rear in Downside and so there will be no material impact upon those properties. The main property to be affected is that to the west, number 115, but there will be no windows proposed in the western elevation of the proposed property and hence no overlooking.

The ridge height of the proposed property increase by about a metre from the existing and in that respect there will be some additional impact upon the neighbouring property particularly given that an existing rear extension to the subject property is flat roofed. However, the addition of a pitched roof is not felt to adversely affect the amenities of the neighbouring property to an extent that permission could be refused, especially since many of the surrounding properties already benefit from first floor extensions.

Accessibility and parking

The access arrangements have been accepted by the County Council as Highways Authority for the area and consequently the main issue is to ensure that methods of construction are acceptable since the use of Ashlings Way (it is an unmade road on a slope) would not be acceptable unless an acceptable method statement was agreed beforehand. This can be controlled by condition.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Submission of materials
3. Floor Levels
4. No windows or other openings in west elevation
5. No extensions
6. Walls/fences
7. Refuse waste/storage
8. Construction management plan
9. Permission relates to approved plans:

Precautionary land contamination informative

Is recommendation contrary to letter(s) of representation?

Case Officer: Gary Peck Date: 16 August 2013

Authorised by: James Appleton Date: 16th August 2013