Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0006/13

Site: **Burton Hall, Sandown Road, Southwick, Brighton West Sussex, BN42 4HB**

Proposal: **Application to replace extant planning permission ADC/0367/10 for application of reserved matters following outline approval ADC/0233/09 for redevelopment of the site to provide new scout hall and one 2-bedroom dwelling**

Date of site visit: 23 January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the 1st Southwick Scout Group meeting hall, a single-storey pitch-roofed building located on the inside of a double bend where Sandown Road meets Phoenix Way. Outline permission was granted with all matters reserved to demolish the existing scout hall and associated pre-fabricated garage/store and to construct a new, smaller hall in 2009 (ADC/0233/09). In order to fund the rebuilding, a new three-bedroom dwelling was also proposed to be constructed on the northern part of the site. Approval of the Reserved Matters was granted in December 2010. This application seeks permission to extend the time limit for implementation by replacing the extant permission.

The existing scout hall has its pedestrian entrance at the southern end of the site with the garage/store accessed from the western side, to the north of the hall. It sits on a site which measures approximately 28.8m deep by 17.3m wide, the site sloping down gradually from the north to the south and east. On the northern boundary is a mature Ash tree which is protected by a Tree Preservation Order.

North and north-east of the site there are two-storey semi-detached buildings containing flats (No's 33-38 Phoenix Way) which are separated from the site by a short access spur off Phoenix Way. To the east, on lower ground, is a bungalow (No.5 Sandown Road). On the opposite side of Sandown Road, to the west, is a new chalet bungalow currently under construction on the former Girl Guide Hall site, with a large garage compound to the north (serving Meadway Court flats which have no access onto Sandown Road). There are two-storey dwellings to the south.

The proposed new Scout Hall is shown with its entrance on the western side and measuring 12.8m wide and 14.1m deep with a recess in the north-west corner for a disabled parking bay. No other car parking is shown for the new hall but the plans indicate 6 cycle racks to the south. It is shown with a

shallow pitched roof, 4.5m high to the ridge, the same as the existing hall. The external walls of the new building are shown as mostly of facing brickwork with 'tile-effect' profiled metal roof sheeting.

On the northern part of the site, measuring 11.4m by 17m approximately a 2-bed detached dwelling is proposed with a footprint of 8.3m by 6.1m located 2.8m from the western highway boundary, avoiding the canopy of the Ash tree. Two tandem parking spaces are shown on the south side of the dwelling, adjacent to the disabled bay for the scout hall. The dwelling is to be of a chalet-style with rooms in the roofspace served by three pitched roof dormers in both the front and rear roofslopes. It is to be constructed with facing brickwork and clay roof tiles. The roof design has been amended during the course of the application to form a gable end with a reduced roof overhang to improve its appearance. It will measure 6.7m high to the ridge.

Relevant site history

As above

Consultations

Adur & Worthing Councils: The Environmental Health Officer has no objections. The Contaminated Land Officer recommends use of the precautionary informative.

West Sussex County Council: The Transport Planning Officer states that he is not aware of any adverse comments that may have been previously made by the Highway Authority, or of any other highway related concerns with this site and the current use. Therefore, I would not foresee there being any significant highway issues to this latest application. He states that a TAD contribution of £1,900 is required.

Representations

None received

Relevant Planning Policies

The South East Plan (DCLG 2009) S6, H5, T4, BE1-2, SCT1, SCT5
Adopted Adur District Local Plan 1993–2006 (ADC 1996) (saved policies): AG1, AH2, ACS5 and Development Control Standard No.2 'Space Around New Dwellings and Flats'
Good Practice Guidance Note - Internal Space Standards for New Homes (ADC 2010)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of this development was established when the outline permission, and subsequent reserved matters, were approved. This application seeks to renew the extant permission and is acceptable in principle as there have no changes in circumstance since consent was last granted.

Visual Amenity and Character

The site has been neglected and the hedges which largely surround it have become very overgrown. In combination with the ash tree subject to TPO, in summer, the site gives an overall impression of 'greenery' in otherwise built-up surroundings. The proposed development would significantly change its character and appearance.

As regards the proposed ***new Scout hall***, the existing building has a very poor appearance, faced in grey blockwork with asbestos cement sheeting on the roof. The site is enclosed by chainlink fencing and hedging which has become overgrown on the roadside boundaries. The proposed new scout hall would be a significant visual improvement, having facing brickwork and tile-effect roof sheeting as indicated at the outline stage last year.

The new scout hall would be smaller than existing and have a similarly low-profile. It would retain good spacing to the boundaries, although coming slightly closer to the southern and western roadside boundaries than the existing hall and hence closer to the inside of the sharp bend in the road. It is shown 3.5m from the south (approximately 1.3m closer), 1.4m from the east (the same as existing) and 1.85m from the west boundary (approximately 1.5m closer).

Concern was previously expressed at the loss of the existing hedge and the resulting exposure of the site from the road. A previous permission for a replacement scout hut in 2005 required the hedge to remain but the current application proposes to 'open out' the site which the applicants state, because of increased visibility and natural surveillance, will improve site security and appearance. A dwarf 0.5m high timber post and rail fence is proposed to be erected on the south west corner with a low brick wall along the southern boundary, with new low level planting behind.

The current hedging is unkempt and in need of maintenance. While its removal would make the site more exposed, the existing unattractive building is to be removed and replaced with a more aesthetically pleasing hall. The removal of the hedge would enable more space to be provided around the building, particularly as it needs to be closer to the south and west boundaries in order to accommodate the proposed new dwelling to the north. It is considered that, with an appropriate scheme of replacement landscaping to help soften views of the side of the building, the loss of the existing hedge will not have an unacceptable adverse visual impact on the locality. The existing hedge could be removed at any time as there are no statutory provisions to preserve hedges (except hedges comprised of trees).

A Horticultural Statement submitted with the application shows that a mix of shrubs are proposed to provide an evergreen hedge which will be kept at a 1m height.

As regards the ***proposed dwelling***, the outline application illustrative plans showed a two-storey house with 3 bedrooms. Following officer concerns at the sale and impact of such a building on this tight site, a 2 bedroom chalet dwelling is now proposed with rooms in the roof. The proposed plot is relatively small but not so small as to be wholly out of character, being comparable in area with that of the new chalet being built opposite. The revised design of the dwelling, with its gable end and reduced roof overhang and eaves height, results in a more modest building that does not appear excessively cramped in the plot.

The dwellings in Phoenix way are of fairly uniform semi-detached style. By contrast, the dwellings in Sandown Road are highly varied in size, character and design. The appearance of the proposed chalet-style dwelling is considered to be appropriate in the street scene.

The application originally proposed the removal of all existing trees and shrubs (hawthorn) from the north-western boundary, with the exception of the preserved Ash tree. This vegetation currently provides 'greenery' when viewed along Phoenix Way from the north and the new dwelling would therefore be prominent when viewed from Phoenix Way to the north, as it would stand well forward of the flats at Nos 33/34 and 35/36 Phoenix Way. However, amended plans have been received showing this group of hawthorns being retained but cut back to approximately 2m in height and reduced to the pavement edge. This should result in a more dense hedge which will help to soften views of the new house from the north and west. The existing conifers on the western boundary are to be removed as they have little amenity value.

There was previously no objection from the Council's Assistant Parks Manager to the proximity of the proposed dwelling to the Ash tree (TPO). This is to the north east of the site, on the north side of the proposed rear garden, and its canopy leans away from the site.

Residential Amenity

The proposed Scout hall is shown no nearer to the eastern boundary than the existing hall and of similar height. While it will project forward of the 'building line' of the neighbouring bungalow to the east (No.5 Sandown Road), it is not considered that the impact of the new hall, whether in terms of daylighting or privacy, on the occupiers of that dwelling would be harmful. The dwellings on the opposite side of the road would not suffer any loss of residential amenity as a consequence of the proposed new hall.

The plot for the proposed dwelling is approximately 192sqm in area, having a rear garden depth of 8.3m and an area of approximately 90sqm, which is in excess of the Council's Standard of 85sqm minimum area but less than the 11m minimum depth. The internal floor space is in excess of the 77sqm required for a 2 bed dwelling, being over 90sqm. In terms of residential

amenity for the occupiers of the proposed dwelling it is considered acceptable.

The main concern at the outline stage was the effect of the proposed dwelling on 5 Sandown Road to the east. The new dwelling will be 8.3m from the side of the rear garden of No.5 Sandown Road. That property is at a lower level than the site. The dwelling is not so close as to cause loss of daylight but the rear windows will face towards the rear garden of No.5 and there was concern at the outline stage that this could cause some loss of privacy. However, the submitted plans show three dormers in the rear roofslope which serve a bathroom, ensuite and landing and which are all to be obscure glazed. No loss of amenity is therefore anticipated.

The existing flats to the north (Nos 33/34 Phoenix Way) are set well back from the site of the proposed house and should not suffer loss of daylight or overlooking.

Access and Parking

There was no objection from WSCC at the outline stage to the application on highway grounds. Existing parking at the site is already limited and the proposal would provide one car parking space (disabled) for the scout hut and 2 spaces for the proposed dwelling. The main entrance to the scout hut is to be from the west and is to have level access. Cycle parking provision is shown in the form of racks located to the south of the building.

There was previously an objection on the grounds of increased traffic and parking congestion. However, the existing hall can already cause some congestion when it is in use and it is not considered that there is any justification to conclude that the proposed replacement hall would worsen the situation. The proposed dwelling is shown with its own 2 spaces (meeting the maximum standard).

There is no WSCC objection to this renewal although they have stated that a S106 contribution is required. However, in view of the fact that there was no previous requirement for a TAD contribution it is considered that it would be unreasonable to insist on payment in connection with this renewal of an extant permission.

Conclusion

The proposal should ensure that a community use is retained and improved whilst making more efficient use of urban land in accordance with current planning policies. While the proposed new dwelling is to be sited on a smaller plot than most others in the locality, it is not considered that it would cause an unacceptable impact on the locality.

Recommendation

APPROVE for the reason that:-

The proposal would provide an improved community facility and would not detract from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, ACS5)

Subject to the following conditions:-

1. 5 year time limit
2. Fences/walls to be erected prior to occupation
3. Parking
4. Crossover
5. Site clearance
6. Tree protection
7. Removal of PD rights
8. Scout Hall use only
9. Hours of use 8am -10pm
10. Obscure glazed rear windows
11. Approved plans

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Land contamination

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

Case Officer: Peter Barnett Date: 25 February 2013

Authorised by: Gary Peck Date: 25 February 2013