Development Management – Delegated Officer Report

Application Number: AWDM/0053/24 **Recommendation: Approve**

Site: **57 The Lawns, Sompting**

Proposal: **The erection of 1 no. attached dwelling. Parking for 1 no. car with associated new crossover. Application to vary condition 1 (approved plans) of approved AWDM/1108/23. Amendments include relocation of crossover to east side of site and relocation of parking to rear garden.**

Date of Site Visit: 14 September 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to an end of terrace property on the corner of Maple Walk and The Lawns. Planning permission was granted last year for the construction of an attached 2 bed dwelling in the side garden of No. 57, with a new vehicular crossover to serve 1 off-road parking space, with access from The Lawns to the north.

This application seeks to amend that permission by relocating the proposed access to the east side of the site, off Maple Walk, with parking provided within the rear garden of the proposed house rather than at the front, with an associated reduction in garden area. A minor change to the red line of the application site is also shown at the front of the site.

The site has a tall hedge along its eastern boundary and the original plans showed this is to be largely retained along the east side of the site. The revised proposal will necessitate a section of it being removed, together with a small tree in the rear garden.

The site fronts a cul-de-sac at the western end of The Lawns and on-street parking was evident at the time of the site inspection.

The plans show a dwelling that will match the size, design, materials and proportions of the adjoining terrace.

Planning History:

AWDM/1108/23 - The erection of 1 no. attached dwelling. Parking for 1 no. car with associated new crossover - approved

Consultations:

West Sussex County Council: The Highways Authority has no objection. For the current application, the proposed 3m wide vehicle crossover (VCO) and parking space are to be relocated to the southeast corner of the plot on Maple Walk. From inspection of WSCC mapping, vehicular visibility appears suitable for the anticipated road speeds in this location. The proposed access works will be subject to a licence obtained through the local Highway Area Office, and constructed to a specification agreed with the local Highway Area Engineer.

Adur and Worthing Councils: Private Sector Housing: No comment

Public Health: No comments

Southern Water: Standard advice. There is a 4 inch public water distribution main within the access of the development site (proposed new crossover). No development or tree planting should be carried out within standoff distance of public apparatus without consent from Southern Water

Drainage: No objections

Sompting Parish Council: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 19, 20, 22, 28, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The construction of a new dwelling within the built up area is acceptable in principle and has already been approved. The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area and parking/highway safety considerations.

Visual amenity and character

The proposed dwelling would sit on the end of the terrace and would extend the terrace eastwards. From the south it would be visible beyond the line of houses fronting Maple Walk but it would be seen against the backdrop of existing houses to the north in The Lawns and would not appear out of place or unduly intrusive. A gap to the pavement to the east of 2.68m would be retained, as would much of the boundary hedge.

Its form and size would be in character with the rest of the terrace, being 5.6m wide, and following the window and door arrangement of the adjoining houses. It is considered that it would be a modest extension to the terrace which would be in keeping with the street scene and would not result in visual harm.

The proposed change to the access will result in the introduction of an opening in the hedge and the loss of a small tree which is regrettable but much of the hedge is to be retained and, overall, the impact on the street scene is not considered to be harmful.

Residential amenity - future occupiers

The house is shown as having 2 double bedrooms with a floor area of 83m2, which exceeds the minimum standard of 79m2.

Externally, 78m2 of garden area was originally shown as being provided for the new dwelling, but these latest plans have reduced that to 59m2. 52m2 is retained for the host dwelling. While less than previously approved, it still compares favourably with the other dwellings in the terrace who have gardens between 40m2 and 48m2 in area and it continues to meet the Council’s requirement for small 2-bed terraced houses (50m2).

Residential amenity - neighbouring properties

Being at the end of a terrace and separated from other neighbouring properties, the proposed dwelling will not have a harmful impact on neighbouring residential amenity. To the north, houses opposite are on the other side of the road, around 28m away from the site, and will not be adversely affected. Any overlooking from first floor windows is not likely to be intrusive at that distance.

To the east, there are bungalows in Maple Walk facing the site, about 16m away. This exceeds the minimum acceptable distance for where the front of one property faces the side of another (14m) and the first floor side window serves a landing only and can be required to be obscure glazed.

To the south, the rear windows of the new house will face across the front of dwellings in Maple Walk which are positioned further west. At the angle involved, any overlooking is limited and not expected to be intrusive. The relationship between the proposed dwelling and the side of the nearest dwelling at 7 Maple Walk is no more intrusive than that experienced further along in the same terrace.

The introduction of the access and parking into the rear garden will introduce noise and activity to an area that is currently a quiet back garden. However, it is only a single parking space which is unlikely to generate significant disturbance and it will be positioned forward of 7 Maple Walk to the south, adjacent to their front garden. The road is already used for on street parking and there is not expected to be a significant increase in harm with the provision of a parking space in the garden. The affected garden to the west is the applicant's own property.

Parking and access

The local highway authority has not raised any concerns with the revised position of the access and, while a dwelling of this size and location would usually require two car parking spaces, they do not anticipate that the shortfall of one parking space would lead to a highway safety concern or parking capacity issue in this location. Cycle parking storage is also shown to be provided.

The property is small (2 bedrooms only) and the level of traffic and parking demand associated with it is not expected to result in serious problems locally. While the previous concerns of residents are understandable, in this case it is not considered that a highway reason for refusal can be sustained.

A construction management plan is to be required, by condition, to ensure that the impact from contractors' vehicles, etc is minimised during the construction phase.

Sustainability and energy efficiency

A Sustainable Construction and Energy Efficiency Statement was submitted with the original application which advised that the new dwelling will be water efficient in line with Policy 18. A heat pump and PV panels are also being considered. Final details can be confirmed by condition.

Conclusion

This proposal will provide a small dwelling and will make a modest contribution towards meeting local housing delivery targets. For the reasons set out in the report, there is not considered to be sufficient harm to justify refusal of the application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match attached dwelling (No.57)
4. Remove PD
5. Cycle parking
6. Car parking
7. Surface water drainage
8. CMP
9. Hours of working
10. Hedge to be retained and protected
11. Landscaping
12. Final details of energy efficiency measures to be submitted and approved prior to occupation

Is recommendation contrary to letter(s) of representation N

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.

There is a 4 inch public water distribution main within the access of the development site (proposed new crossover). No development or tree planting should be carried out within standoff distance of public apparatus without consent from Southern

Water. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted

Case Officer: Peter Barnett Date: 14 February 2024

Authorised by: Gary Peck Date: 14 February 2024