Development Management - Delegated Officer Report

Application Number: AWDM/0303/23 Recommendation – Approve

Site: 29 Grafton Gardens, Sompting

Proposal: Erection of new 2-bedroom two-storey dwelling attached to the side of existing dwelling at no.29 Grafton Gardens with associated parking and landscaping.

Date of site visit: 16 March 2023

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house which is perpendicular to the road (Grafton Gardens). Unlike its neighbours, it has a side garden, 6.3m wide, on which it is proposed to construct an attached 2 bedroom house, measuring 5.4m wide. It will be the same depth as the existing house but with a 3.5m deep flat roofed ground floor projection at the rear. Car parking exists in front of the site and there is on street parking available, with a layby adjacent to the site.

There is a public footpath which runs in front of the site, separating it from the side of 53 Grafton Gardens to the north. There is also a footpath at the rear which separates the site from a pair of bungalows (25 and 27) to the south.

This application is a resubmission of an expired planning permission, AWDM/0700/19.

Relevant Planning History

AWDM/0700/19 - Demolition of existing shed and construction of two storey 2 bedroom dwelling attached to existing east elevation - approved

Consultations

West Sussex County Council: The **Highways Authority** has no objection. No additional parking will be provided. The development is anticipated to generate 2 additional spaces.
Experience has shown through other similar applications, that to substantiate that a shortfall of 2 car parking spaces could result in an unacceptable highway safety issue would be difficult to uphold. Therefore, the LHA does not consider this a justification for refusal on highways grounds.
It should also be noted that Traffic Regulation Orders (TRO's) are enforced in the surrounding areas, protecting carriageways that would not be deemed adequate to accommodate on street parking.
The LPA may wish to consider the amenity implications caused by a small increase in the on-street parking demand.

The site is in a sustainable location within walking and cycling distance of a range of public services, amenities and employment options. Buses and rail station provide a realistic travel opportunity for longer trips.
The Local Highways Authority (LHA) would not anticipate that future occupiers of the dwelling would be reliant on the use of a private motor vehicle. As a result, the LHA would like to see the implementation of cycle storage space, details of which can be secured by condition.

Adur and Worthing Councils: Technical Services: Flood risk- The application is within flood zone 1, and is not shown to be at risk from surface water flooding. We therefore have no objections to the proposals.
Surface water drainage- Due to the scale and location of development we have no conditions to request. Surface water drainage must be designed and constructed in accordance with building regulations, and must follow the hierarchy for sustainable drainage.

The **Environmental Health Officer (Private Sector Housing)** has no objection.

Southern Water: The proposed development will lie over an existing public foul sewer, which will not be acceptable to Southern Water. The exact position of the public apparatus must be determined on site by the applicant before the layout of the proposed development is finalised.

It might be possible to divert the sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.

Sompting Parish Council: No objection.

Representations

2 letters of objection received from the occupiers of 38, 42 Grafton Gardens:

- Will worsen parking problems
- In the evenings and at weekends residents have to double park, or on verges
- Hedge has been removed already so there is no screening
- Insufficient neighbour notification has been carried out

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 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 proposal comprises upgrading the existing 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 dwelling and its surroundings.

Visual amenity

The proposed dwelling would match the form and external appearance of the existing terrace but would be slightly wider (5.4m compared with 4.7m). The increased width is necessary in order to meet current space standards and it is not considered that it is especially noticeable, being at the end of the terrace and with the rest of the terrace running in a line away from the road and therefore not clearly visible in its entirety.

The new house would extend the terrace closer to the road to the east and it would project beyond the front line of the terrace to the north and the bungalows to the south. However, the presence of the layby immediately to the east of the site prevents the new house from abutting the main highway while a gap of 1.25m is proposed to be retained to the side boundary. The boundary was previously formed by a fence and thick conifer hedge but it has been removed. A screen fence and replacement vegetation will be erected/planted in its place and the proposed house is not considered to be unduly intrusive or harmful to the street scene.

Residential amenity – existing occupiers

Being at the end of the terrace the proposed dwelling will not have an adverse impact on its attached neighbour. The rear extension, at 3.5m deep, complies with the Council's DM Standard and should not cause a loss of light or outlook to No.29, which is owned by the applicant. The proposed extension is shown as 'bulging' slightly over towards No.29, resulting in a step in the new boundary line.

The new rear garden area for No.29 will be reduced to 53m2 which is less than the Council's standard of 65m2 for a 3 bed terraced house. However, it would be consistent with the rear garden sizes of other dwellings in the terrace and the shortfall is not considered to cause sufficient harm to amenity to warrant refusal.

Residential amenity – proposed occupiers

The new dwelling will have an internal floor area of 80.5m2 which is just above the national minimum standard for a 2 bed 4 person house. Externally, the rear garden area will be 73m2 which comfortably exceeds the Council's standard of 50m2 for a 2 bed terraced house.

Parking and Access

The two existing parking spaces in front of the site are to remain and the application indicates that they are to be shared between both the existing and proposed dwellings. There is also a parking layby immediately adjacent to the site.

There is no highway objection. Objections received from residents about the risk of increased congestion on the street are noted but it is not considered that there will be a significant amenity impact arising from this single additional dwelling.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No Part 1, Class A, AA, B extensions or Part 2 Class A development
5. Cycle parking
6. Car parking
7. Drainage in accordance with approved details
8. To be in accordance with approved CMP
9. Boundary treatment

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

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.

Southern Water x 2

Case Officer: Peter Barnett Date: 7 June 2023

Authorised by: Gary Peck Date: 7 June 2023