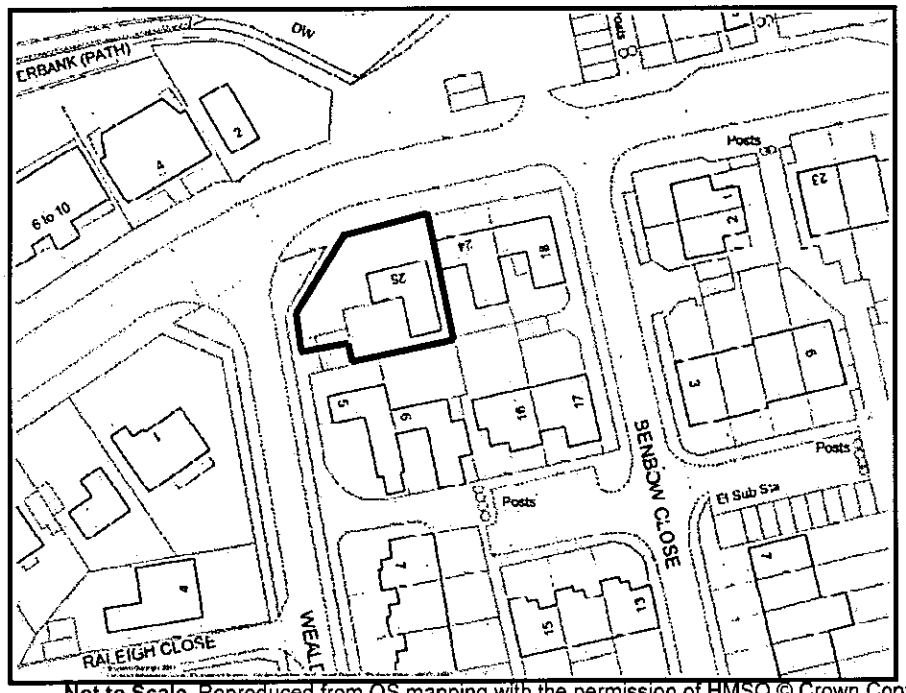
Application Number: **Recommendation – REFUSE**
AWDM/0520/11

Site: **25 Riverside, Shoreham-by-Sea BN43 5RU**

Proposal: **Demolition of existing bungalow and garage and erection of 2 detached three-bedroom contemporary-style dwellings with 2 parking spaces at side**



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The Application

This application was on the agenda for the Committee meeting on 7 November 2011 but was deferred at the applicant's request to enable him to consider making amendments. In the event, the changes made are to provide more screening on the rear boundary, and to reposition the skylight boxes on the rear roofslope of the westernmost dwelling.

The scheme is a revised proposal following the previous permission ADC/0174/08 for redevelopment with a pair of semi-detached ridge-roofed chalet bungalows on the site. This permission lapsed on 27 May 2011. Prior to this, there were two applications (ADC/0780/07 and ADC/0406/06) for two semi-detached chalet-style houses on the site both of which were refused on the ground that:-

> *"1. The proposed houses, by reason of their size and proximity to the neighbouring dwellings, would be excessively cramped on the site and cause an excessively enclosing effect on the houses to the south, thereby resulting in detriment to the residential environment. The development would consequently conflict with the relevant policies of the Adur District Local Plan (AG1, AH2) and the West Sussex Structure Plan (LOC1, DEV1)."*

The application site, located on the south side of Riverside, on the eastern side of its junction with Weald Dyke, is 20m in depth and 23 metres in width (0.04 hectare) and is splayed on its north-western corner at the road junction. It is currently occupied by a detached low profile L-shaped bungalow notable for its very low ridge height, similar to other bungalows that adjoin to the east and southeast. To the direct south, backing onto the site, are two L-shaped houses accessed off Weald Dyke (No's 5 & 6).

The present proposal is to demolish the existing bungalow and erect a pair of detached dwellinghouses of unusual contemporary design with white-rendered walls, except for an oblique, slightly inset section following the splayed corner boundary of the corner dwellinghouse (and also the inset front porch of the other dwellinghouse) which would have blue ceramic glazed tiles. They would have two-storey front elevations facing Riverside to the north and metal standing seam roofs curving down to a single-storey eaves line at the rear. As previously permitted, they would have bedrooms on the ground floor and living rooms and kitchens with balconies on the first floor to take advantage of views over the river Adur.

Their combined overall width (including a 0.9m gap between the 2 dwellings) is 17.5m, their depth 8.7m and their maximum height is 6.2m above existing rear ground level (which equates to 10.3mAODN). This compares with the previously-permitted proposed pair which had a maximum width of 15.2m, depth of 9m and a ridge height of approximately 6.9m above existing rear ground level. NB. there appear to be some discrepancies on height relationships on the previous plans as the submitted streetview plan stated that the ridge height would be 0.75m lower than the ridge of No.5 Weald Dyke (which is at 10.9mAODN) whereas it now appears that, taking account of the proposed increase in floor level to meet the EA's requirements, the correct figure was 0.1m higher. The present application is based a proper site survey and shows the latest proposal's flat roof at its highest at 0.59m lower than the ridge of No.5.

The westernmost house is closer to the side boundary than before and has an angled section set back 1m-1.2m (increasing to 3.5m on the SW rear corner) from the line of the splayed boundary on the corner of the road junction. Previously, the dwelling was staggered on its west side to give distances of 1.5m-5m from the side boundary.

As previously approved, the rear gardens are 8m deep which includes raised rear patio terraces (one 2.5m deep, the other 1.3m deep) with steps approx 0.8m down to the rear garden. Also as before, a gap of 1.5m is provided from the bungalow (No.24) to the east, with the forwardmost part of the front (including the projecting front balconies and their side screen walls) on the same building line as the front porch of No.24.

On the previous permission, to avoid overlooking the houses at the rear, the rear first-floor windows were set at high level into the roof plane. On the latest application, there are no windows at first-floor level, only skylights in the roofs of two rear projecting blue-coloured rendered 'boxes'. Those on the westernmost dwelling are smaller and further from the rear on the amended plan.

As previously permitted, the existing garage fronting Weald Dyke (east side) is to be demolished and replaced by two parking spaces, and the front doors to the dwellings are on the front (north) elevation.

The application is accompanied by a Design and Access Statement and a Flood Risk Assessment. The former refers to improvements over the previously permitted scheme, to provide 2 dwellings of a more exciting unique contemporary design appropriate to the marine location, providing good quality family living accommodation (meeting the Council's internal good practice guidance). It states that a flat roof has been provided to reduce the overall height; the long roof mass has been broken by having detached dwellings; and rear skylights overcome overlooking and break down the roof mass. It refers to the existing bungalow as having a poor quality design and dated appearance. The design includes measures required under Lifetime Homes standards. One of the 2 parking spaces is now wider to suit a disabled person.

Consultations and Representations

West Sussex County Council: No objection subject to conditions requiring provision of secure covered cycle parking; provision of pedestrian visibility at the access to the 2 proposed car parking spaces; and on-site provision for contractor's materials and plant. Comment that car 2 spaces in total are adequate provided that they are unallocated and that visibility at the road junction is satisfactory. WSCC should be separately contacted regarding relocating a street lighting column and widening the access crossover. Under the adopted Methodology, the sustainable transport contribution (£990) is less than the threshold for a section 106 Obligation.

Environment Agency: No objection subject to a condition requiring compliance with the submitted FRA, in particular that the finished floor level is set at 5.0m AOD.

Third Parties: 8 letters/emails have been received of which 7 object and one is in support of the application.

The residents of No's 5 & 6 Weald Dyke, the houses directly to the rear, object on mainly grounds that the development would:-

- be overintensive development with a cramped appearance, not in keeping in scale or design, and below the Council's minimum space standards (including garden and parking provision);
- overbearing and imposing, creating an enclosing effect for their houses;
- cause overlooking and loss of privacy of their rear windows and gardens;
- cause loss of outlook from their rear windows.

They state that the above problems would result from the intervening distance between the facing rear walls (and windows) being only 12m (not the minimum standard 22m) and due to the groundfloor level being 1.3m-1.5m higher than the existing bungalow. The proposed gardens are below the minimum standard in both depth and area. The houses would have a cramped appearance and cause a terracing effect if the other adjacent bungalows were similarly redeveloped. The architectural design, with metal roofs and blue ceramic tiles, is entirely out of character. The proposals would worsen existing parking problems in the locality which includes frequent illegal parking on grass verges, including by beach users, and blocking of access to a resident's garage. Road safety at the bend and junction would also be compromised as visibility would be reduced. Overall, the proposal is not to the benefit of the neighbourhood but for financial gain.
In response to the ***revised plan*** showing a taller rear boundary treatment, the resident of No.5 Weald Dyke has stated that this would only box her property in still further, as would a solid wall, and an ugly trellis does not solve any of the issues of the overbearing effect of the proposed dwellings, overcrowding, parking and road safety. She states her existing trellis was only put up as a temporary measure to stop their puppy jumping into the neighbouring gardens and she regards it as an eyesore

that they will be removing after Christmas. The resident of No.6 Weald Dyke also reiterates his objections referring to a solid boundary screen of this height being overly oppressive within such small garden areas and this would include a trellis covered with climbing plants. The re-positioned skylight would have no effect on the overbearing effect of the solid expanse of grey roof that would dominate their outlook, referring to the 0.9m gap between the dwellings as insufficient to break up their solid appearance.

The resident of No.24 Riverside, the bungalow to the east side, raises concern about:-

- total loss of privacy with the raised groundfloor and terrace (1.5m higher than existing) causing overlooking of their garden;
- overshadowing and loss of light to their bedrooms, and also in the evening to their front windows;
- overbearing effect on their bungalow in particular, and a design that is out of keeping.

He also refers to added pressure on already insufficient on-street parking; overdevelopment with cramped living spaces, setting a precedent for further similar development; increased flood risk to neighbouring properties if the site level is raised as proposed; and exacerbation of existing problems with drains.

The Directors of Dolphin Court, 4 Beach Green, on the opposite side of the road (to the north west), object on grounds of overdevelopment, with houses that are far too large for the space available, spoiling the area by their disproportionate size and causing congestion and traffic problems.

No.1 Admirals Walk is concerned about adding to existing parking and highway danger problems and existing sewers that fail to cope. Comment is also made about 2 taller than average houses affecting neighbours' privacy.

No.18 Benbow Close states that the proposed houses are far too large for this area of small bungalows; the design not in keeping; the raised level causing overlooking and possible drainage onto adjacent properties; exacerbation problems with drains; inadequate car parking; and the existing bungalow is in perfectly good order and does not need to be replaced.

No.17 Benbow Close states that he has no real objection despite being totally out of keeping with this part of the beach, but is particularly concerned about the blockage problems already encountered from the existing defective drains which lack inspection chambers and their adequacy to cope with more development. The plans do not include any proposals for improvement (NB. this is a Building Regulations matter).

The resident of No.3 South Beach supports the application on grounds that it is encouraging to see a proposed pair of attractive contemporary homes that will enhance this part of the beach, unlike the uninspiring designs of so many larger developers. The previous design was good but this latest architectural design is superior, complementing its river location, and, as seen from the footbridge, will be a significant improvement over the existing bungalow and be appropriate amongst so many different properties and houseboats. Individual contemporary houses are appropriate to Shoreham Beach and many of these have already freshened up its appearance, making it a better place to live. The use of blue tiles captures the beach feel.

Relevant Planning Policies and Guidance

The South East Plan 2006-2026 (GOSE 2009): SCT1, SCT5, SP3, CC6, H1-2, H5, BE1-2
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5, and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space around New Dwellings and Flats'
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003, amended 2010)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006, amended 2010)
PPS25 'Planning and Flood Risk' (ODPM 2006)
Consultation Draft National Planning Policy Framework (DCLG 2011)

Planning Assessment

Policies

As stated above, permission was previously granted in 2008 for redevelopment of the site with a pair of semi-detached dwellings but it lapsed in May 2011. If an application for renewal prior to its expiry had been submitted, the Government's 2009 Guidance 'Greater flexibility for planning permissions', states that the processing of that type of application should not be a rubber stamp exercise. The older but still extant Circular 11/95 states that unimplemented permissions should be renewed unless there has been a material change in planning circumstances where "changes in the Development Plan or other relevant material considerations indicate the proposal should no longer be treated favourably". In this instance, the most significant change is that the Government has amended PPS3 to delete the inclusion of gardens from the definition of 'brownfield' land and also to delete the minimum density requirement of 30dph, although the general objective of making better use of land in urban areas to help fulfill the need for new houses remains. The previous permission pre-dated the South East Plan (see below) which was adopted in 2009, which refers to an average density requirement of 40dph for new housing; the present Government has indicated its intention to rescind all such regional plans but the Courts have ruled that the Secretary of State's letter of intention is not a material planning consideration.

Overall, although there is now less weight in the argument for high density development on sites such as this, the changes to planning policy are not clearcut to a degree that would have necessarily justified refusal of any application for renewal of the previous permission (had such an application been submitted before its expiry date). However, inaccuracies of a material significance have been discovered in the plans approved as part of the previous application in respect of the height relationship with the houses to the rear (see below) and it is considered that this could have justified a different decision.

Generally, residential infilling and redevelopment of unidentified sites is needed in order to meet the Council's 5 year housing land supply required by PPS3 and the housing requirements of the South East Plan. Priority is given to use of previously-developed land. The suitability of individual sites for development depends upon many factors including the character of the locality and the siting and configuration of existing and proposed dwellings.

The South East Plan sets out the long term spatial planning framework for the region with the aim of achieving more sustainable development, protecting the environment and combating climate change. Policy SCT1 gives priority to pro-actively pursuing regeneration of the Sussex Coast whilst also protecting and enhancing its high environmental quality, its cultural and historic assets and promoting excellence in design of new developments in recognition of their importance to economic success and quality of life. Policy SP3 seeks to achieve at least 60% of all new developments on previously developed land and through conversions of existing buildings. Developments in urban areas, including infill, should be well designed and consistent with the principles of urban renaissance and sustainable development. Policy CC6 requires development to respect, and where appropriate enhance, the character and distinctiveness of settlements and to use innovative design processes to create a high quality built environment which promotes a sense of place.

SCT5 & H1 set housing targets for the Sussex coast sub-regional area and Adur for 2006-2026. These targets are to be met by focusing development in existing towns, by optimising the use of previously developed land. H5 aims to raise the quality, adaptability and sustainability of new housing and at higher densities (overall regional target 40 dwellings per hectare). T4 states that Local Development Documents should apply guidance on parking standards for housing in line with PPS3, reflecting local circumstances, and ensure sufficient and secure cycle parking for new flats and houses. BE1, entitled management for an urban renaissance, states that opportunities will be taken to improve the built environment, including by promoting design solutions relevant to their context and building upon local character and by supporting opportunities for appropriate higher density and mixed use development schemes. BE2 states that Local Development Frameworks should identify areas where suburban intensification could assist wider planning objectives subject to providing clear planning and design guidance based on local character appraisal.

Local Plan housing policies AH2 and AH5 have been 'saved' and encourage redevelopment to help meet the demand for dwellinghouses suitable for small families, single persons, the elderly, and to make best use of urban land.
AH2 relates to new residential development by way of infilling and redevelopment and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space around New Dwellings and Flats'. Also of note is the Council's 'Good Practice Guidance Note: Internal Space Standard for New Homes'.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted. The Draft National Planning Policy Framework largely reiterates these requirements in paras 114, 116 and 121 but also emphasises that Councils

should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development styles or forms (para 118).

Government policy in PPS3 encourages best use of urban land for housing development and a mixture of types to create a balanced community, at higher densities (although the requirement to avoid developments at less than 30 dwellings per hectare has now been deleted) and without rigid application of parking and amenity space standards. However, it also seeks to improve the quality and attractiveness of residential areas and urges imaginative designs and layouts which make more efficient and sustainable use of land without compromising the quality of the environment.

PPS3 also states that Councils should "*facilitate good design by identifying the distinctive features that define the character of a particular local area..... ...Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric... .....successful intensification need not mean high rise development or low quality accommodation with inappropriate space.....The density of existing development should not dictate that of new housing by stifling change or requiring a replication of existing style of form.....If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment.*"

Density, character and appearance

The locality has a variety of buildings comprising a mixture of bungalows, two and three-storey houses, and large five-storey blocks of flats. The immediate vicinity of the application site comprises 4 low-profile semi-detached bungalows to the east side (No's 23 & 24 Riverside) and southeast (No's 17 & 18 Benbow Close) and two houses to the south (rear) at No's 5 & 6 Weald Dyke. This block of dwellings has an overall density of 41dph and is within a wider area that features houses on larger plots at a density of about 20dph to the west and denser terraced housing at 52dph to the south and east. With a site area of 0.04ha, the proposed two houses will be at a density of 53dph.

At the time of the previous permission, the applicant had addressed the ground of refusal of the preceding application, most notably by reducing the overall ridge height of the proposed dwellings by 1m and also lowering the eaves line to create the appearance of chalet bungalows. It was still significantly higher than the existing bungalow due, in part, to the Environment Agency's requirement for a 5m AODN floor level (as compared to the existing bungalow floor level of 4.27mAODN) to prevent flood risk.

From the street, the existing bungalow is so low profile and set back so that the streetscape currently lacks definition, with the flat-roofed garages facing Weald Dyke being an unattractive feature . It was considered that the previous scheme, with its stepped elevations, front gables and part hipped roof above a low eaves line created a building that was reasonably sympathetic to its surroundings whilst also defining this corner.

The present proposal has a flat roof (curving down rearwards) which is lower overall than the ridge of the previously-permitted design but the proposed buildings now extend further westwards, very close to the splayed corner boundary. Also, the front elevation is full two-storey height throughout. Combined with the contemporary style

of the design and the construction materials (which include a standing seam roof), the proposal is much more strident in its approach and will clearly stand out on this prominent corner.

Given the mixture of building styles in the area with no consistent or dominant character and the policy in PPS1 and the draft National Planning Policy Framework about not stifling imaginative design, it would be difficult to justify an objection to contemporary design on this site. In many ways, this part of Shoreham Beach needs some modern, more imaginative and unusual building designs to enliven a streetscape.

The curved metal standing seam roof causes some concern as it is not a material normally associated with residential buildings. However, it enables a roof profile that contributes to what the architect describes as a beach feel to the design.

The proximity of the westernmost house to the splayed side boundary creates a cramped effect. The architect refers to the wide verge on this splayed corner as helping to offset the limited space between the building and its boundary. The previous scheme included a high screen wall along this boundary whereas the present proposal has only a low wall. However, the configuration as 2 detached dwellings, rather than semi-detached, only serves to add to the cramped effect and the very narrow space separating them is visually unsatisfactory. With its width of only 0.9m, it is less than half the 2m overall distance between dwellings that would be expected under the Council's DC Standard No.2 (which states that each dwelling should be a minimum 1m away from its side boundaries).

Visually, the large expanse of blue tiling on the west side only serves to exaggerate the impact and is an alien material. Looking at the buildings in the vicinity, and others built recently in the wider locality, this angled side would be more appropriately clad in horizontal shiplap boarding, which could be of the artificial type which comes in various pastel colours including a light greyish-blue. This would help to tie in better with the neighbouring houses in Weald Dyke.

Residential amenity – for proposed dwellings

Internally, the proposed houses have floor areas of 96sqm and 97sqm. This slightly exceeds the minimum standard of 93sqm in the Council's 'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010). The living/cooking/ eating areas are 40sqm/42sqm (as compared to the standard of 30sqm), the sleeping areas are 30sqm/36sqm (as compared to the standard of 31sqm) and the storage areas 5sqm/7sqm (as compared to the standard of 4.5sqm).

Externally, the gardens of each house are 70sqm (as compared to 67sqm and 73sqm on the previous permission). Although this is less than the 85sqm for three-bedroom houses contained in the Council's DC Standard No.2, it is comparable to the smaller rear gardens of the surrounding dwellings and, as before, is considered acceptable. The front balconies add a limited amount of additional space (7sqm and 4sqm), as do the small front gardens, but there is no longer a west side patio for the western house.

As stated below, the distances from the houses to the rear (south) are considerably less than the minimum standard of 22m and this would result in the proposed dwellings, as with the existing bungalow to be demolished, being overlooked, especially from the firstfloor windows, resulting in a poor level of privacy. As stated below, to address this, the applicant has amended the plans to show a trellis added

to the north side of the existing rear wall but this needs to have an overall height of 2.3m above natural ground level to be high enough and needs to be more close-knit than shown to be effective in limiting overlooking and the more 'solid' it is, the more overbearing it would appear in the relatively small garden space.

Residential amenity – effect on existing dwellings

The impacts on the amenities of the neighbouring houses at No's 5 & 6 Weald Dyke to the rear (south) and the bungalow at No.24 Riverside (to the east side) are the main concern.

The rear elevations of the proposed dwellings are shown on the same rear building line as previously approved. This is only 12.7m from the rear of No.5 and 16m from that of No.6 Weald Dyke, which is considerably less than the 22m minimum contained in the Council's DC Standard No.2. The Standard states that this distance is "*governed mainly by the distance required to give adequate privacy between facing principal windows*" (para 2.9).

The proposed rear elevations do not have any first-floor windows (only skylights), so the concern is in respect of the ground-floor windows and external raised patios/terraces. Some relaxation of the 22m standard might be appropriate for ground floor windows only but it has now become evident from the submitted site survey that the plans previously approved showed a misleading relationship to the houses at Weald Dyke. In particular, the requirement for a minimum floor level of 5mAODN means that the groundfloor rear windows (as well as the patios) will be significantly higher (by about 0.7m) than the windows and conservatory of the existing bungalow and would enable greater views than currently over the rear boundary wall of No.5 especially. This wall has a height of only 1.3m above its decked rear garden (and internal floor level) and, although a trellis has recently been added by No.5 increasing this to about 1.8m, it allows views through it (and is described by the resident as a temporary arrangement to stop their puppy escaping and it will be removed after Christmas).

It is not considered that the 12.7m intervening distance between facing rear windows (10m in the case of the patio) would enable sufficient privacy either for No.5 or for the westernmost proposed dwelling. There would be significant mutual overlooking between them at close quarters. In order to address this, the applicant has amended the submitted plans to show a trellis added to the north side of the existing wall at the rear of No.5, having an overall height of 2.3m above natural ground level (and 1.8m above No.5's decking), plus planting climbers, which would help to obscure the view to a some degree. The type of trellising would need to be more close-knit than shown to be effective in limiting overlooking but the more 'solid' it is the more overbearing it would appear.

In the case of No.6, the intervening distance from the rear windows of the proposed easternmost dwelling is 16m (15m for the patio) but it is still deficient as the existing 1.8m boundary fence is not tall enough. In order to address this, the applicant also proposes to add a trellis giving an overall height of 2.3m as measured from natural ground level. A solid boundary screen would be overly oppressive within such small garden areas and the trellis represents a compromise between giving some obscuration of view without being overbearing.

At the time of the previous scheme, one of the main issues was considered to be the mass and height of the new dwellings themselves and whether they would be unduly overbearing on the outlook from the rear windows of No's 5 & 6 Weald Dyke.

Currently, the recessed groundfloor rear windows of No.6 face the existing low-profile bungalow on the application site which is only 2m away from the boundary but has such a very low eaves height that it is only marginally higher than the boundary fence. The main lounge area of No.6 is also served by a south-facing window that provides additional outlook and light.

As previously approved, the roof ridge of the new building was shown 3.7m higher than that of the existing bungalow and 0.75m below that of No's 5 & 6 but the latter has now been shown to be substantially inaccurate (the true figure being 0.1m higher).

The dwellings now proposed have the highest part of their roofs 0.59m below the ridges of No's 5 & 6 but they extend further westwards. The main bulk of the proposed westernmost dwelling was previously offset to the east as seen from the rear of No.5, the main rear outlook of which was towards its smaller western wing. This is no longer the case with the present proposal which extends at its full height 2.3m further westwards, the overall width being 17.5m in combination with the east dwelling including the very narrow 0.9m gap between the two proposed dwellings. This gap is too small to be of any real benefit in providing visual relief as the roofs are on the same plane. In addition, although the roofs curve downwards at the rear, they are of grey metal standing seam material (with upstanding skylight boxes) and could appear oppressive from the rear of No's 5 and 6. In response to a criticism that a metal roof would appear 'industrial' in character, the architect has stated that the sloping rear portion would be covered in zinc that would weather to a semi-matt finish similar to lead.

To the east, the neighbouring low bungalow (No.24 Riverside) will be affected by the greater height of the side elevation of the proposed easternmost house as compared to the existing low-profile bungalow. However, although taller, the proposed building is shorter in depth than the existing bungalow and 1.5m away from the boundary. It is not considered that it would cause excessive loss of light or an overbearing effect, nor give rise to unacceptable loss of privacy provided a screen is erected on the east side of the proposed raised rear patio.

Access and parking

The site is in a relatively easily-accessible location, within walking distance of not only the Ferry Road shops but also the town centre. Although there are on-street parking restrictions (with parking not permitted in the road at the front between 8am-6pm and in Weald Dyke not permitted between 1 April and 30 Sept between 8am-6pm on Saturdays, Sundays and public holidays), the site is in a location where it is appropriate to relax normal parking standards in accordance with PPS3/PPG13 advice. Under the recent West Sussex Residential Parking Demand Calculator, the proposed 2 houses require 3 parking spaces in total (2 allocated and 1 unallocated). However, WSCC advise that the proposed provision of one parking space per house is acceptable if the spaces are not allocated and 2 cycle parking spaces are also provided.
Under the adopted Revised West Sussex Parking Standards and Transport Contributions Methodology, the calculated sustainable transport contribution is only £990, which is below the threshold for a section 106 Obligation.

Flood risk

The scheme has been prepared in accordance with the submitted FRA and meets the Environment Agency requirement for a minimum floor level of 5.0m AODN.

Recommendation

REFUSE on the ground that:-

1. The proposed detached dwellinghouses with their raised floor levels and proximity to each other and to boundaries, would be cramped on the site and would cause detriment to the residential environment of the locality including an excessively enclosing effect on the two houses to the south and potential loss of privacy without a tall boundary screen. The development would consequently conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

.....