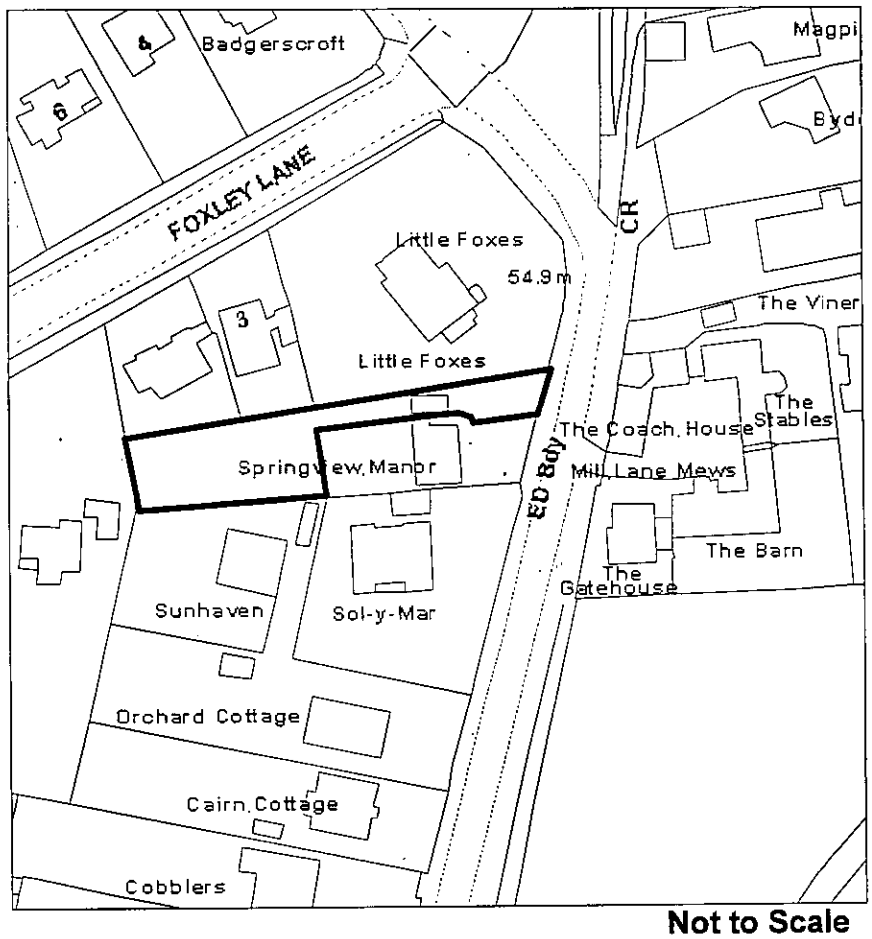
Mr A Bower MRTPI
Mr T Reed

WB/08/1049/FULL
SAL
RJS

Location : Springview Manor Mill Lane

Proposal: Revised proposals for the construction of a detached bungalow to the rear of the property, (WB/08/0623/FULL refers).



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1. THE PROPOSAL AND THE SITE

This is a proposal for the construction of a detached 2-bed single-storey dwelling. This is a revised scheme following refusal of an application for a chalet bungalow in August 2008 (WB/08/0623 refers) which had followed approval of a single storey dwelling in 2004 (WB/04/0538 refers) and refusal of an outline application for a bungalow in 2003 (WB/03/0972 refers).

The site comprises a detached house on the west side of Mill Lane, south of the junction with Foxley Lane, and a 45 metre deep rear garden which forms the application site and which slopes gently down from north to south with an approximate 0.5 metre change in level.

The character of the area is one of predominantly detached residential properties set in substantial garden plots, with a mix of single storey and two storey buildings. The properties in the area vary in design and character and some plots have already been subdivided to form plots for additional housing.

The southern boundary of the site is shared with Sunhaven, a two storey property with a first floor gable window overlooking the site. This property is separately from the site by a mature hedge of approximately 2.5 metres in height.

The northern boundary is shared with Nos. 3 and 5 Foxley Lane. Both properties are on the higher ground (approximately 0.5 metre) than the site and internal floor levels are, accordingly, higher with steps accessing the rear of these properties. Both properties have shallow gardens, approximately 5 and 7 metres in depth, and are separated from the site by a hedge over 2 metres in height. The hedge does not extend the full length of No.5's boundary, the western section is separated by a fence approximately 1.2 metres high.

The proposed dwelling would be positioned between 2 and 2.5 metres from the tapering common boundary with Nos. 3 and 5 Foxley Lane to the north and 2 metres from the boundary with 'Sunhaven' to the south. The footprint of the building would be 10.1 metres in width and 7.9 metres in depth extending to 9.25 metres in depth on the southern side where the front projects forward. A 15.5 metre deep rear garden is proposed leaving an 11.5 metre deep garden for the existing dwelling, Springview Manor.

The proposed accommodation would comprise a living room, kitchen, bathroom and two bedrooms, one of which would have an en-suite bathroom. The dwelling is designed as a single storey building with a hipped roof measuring 4.45 metres in height to the ridge and 2.3 metres to the eaves.

Similar access arrangements are proposed to that of the 2004 approved scheme. The proposed house would be accessed via a 3 metre wide vehicular access from Mill Lane narrowing to 2.5 metres to the north of Springview Manor. Two car parking spaces are proposed positioned adjacent to the eastern boundary of the site and 5 metres from the southern boundary with a turning area along the northern boundary.

The application suggest that the elevations would comprise a mix of render and brickwork with concrete tiles for the roof.

2. APPLICANT'S DESIGN AND ACCESS STATEMENT

"General

This application is a revised proposal for the construction of a detached dwelling at the rear of Springview Manor, Mill Lane, High Salvington, Worthing. Planning permission was granted on 8th June 2004 for a bungalow on the land which remains valid. The permission expires on 8th June 2009

(WB/04/00538/FULL refers). A subsequent application for a chalet bungalow was refused on 4th August 2008 (WB/08/0623/FULL refers).

Amount of Development

The proposal comprises a detached two bedroom bungalow with two parking spaces. The proposal is a little larger than the bungalow that was approved in 2004. Its siting is the same, save that a modest front extension and a bay window have been introduced. The roof pitch is also shown to be increased from 17.5 to 25 degrees.

The amendments have been made mainly to improve the design and layout of the approved bungalow. Appendices are attached to this statement which show the difference in size between the approved bungalow and the currently proposed bungalow. Also shown are extracts from the approved 2004 application.

Having regard to the characteristics of the site and the pattern of the surrounding development, it is considered that the proposal is an acceptable form of infilling within the established built up area and will make best use of land without causing harm to the existing environment. It accords with Government guidance particularly that contained in Planning policy Statement 3: Housing.

Layout

The layout is similar to that of the 2004 approval. The position of the vehicle/pedestrian access will also be the same (which will be shared with Springview). The front door of the proposed dwelling will be in a central position on the front elevation. This is considered to be preferable in layout/circulatory/neighbour terms to the approved front entrance on the north side (under application WB/04/00538/FULL).

It is considered that the dwelling will have acceptable spacing to all the site boundaries and because of its low scale and orientation, there will be very little effect on neighbours' amenities (including those of Springview Manor itself). The proposed siting of the dwelling and the parking spaces/turning area are considered to be in the optimum position on the site. The existing and proposed dwellings will have ample private garden areas which will be well screened.

The main windows are proposed in the east and west elevations which will minimise overlooking of neighbouring properties. The windows in the north and south elevations (which will light an en-suite and a bathroom) will be obscure glazed.

Scale

Compared with the approved dwelling, the proposed building would be slightly taller (see attached appendix). It would remain, however, quite low in scale. The dwelling is designed with fully hipped roofs which helps to reduce the building scale.

Appearance

The proposed bungalow is of traditional built design with external materials reflective of those used in the construction of Springview Manor. The slight increase in the roof pitch from that approved is considered to be beneficial in design terms and it also permits a wider choice of roof tiles. Initially, it is proposed to use Redland duoplain roof tiles of a suitable colour but the final choice will be in consultation with the LPA. The small front additions (from the approved application) improve the interest/design of the bungalow.

Landscaping

There are tall hedges along the rear/side site boundaries which, all year round, provide an effective screen. It is intended that the hedges will remain and other planting will be carried out to form attractive gardens. No trees will be affected by the proposal. A medium size silver birch adjacent to the south boundary of the site will be retained.

Access

The point of access will be the same as at present (with repairs carried out to the existing front boundary wall). Mill Lane is not a busy thoroughfare but, nonetheless, there is ample visibility for drivers and pedestrians in both directions along this part of the lane (see block plan).

With regard to off-road parking, two car parking spaces plus turning area are proposed to serve the proposed dwelling. These will have a permeable construction to minimise surface water run-off. There will be a minimum of three parking spaces serving Springview Manor (as existing). There is ample space also for secure cycle parking to be provided to encourage and provide for non-car mode of transport to and from the properties.

In terms of the access to the dwelling itself, this will have a level threshold in order to encourage easier access and use.

Appraisal of context

The site is within the defined built up area of Worthing and is not subject to any special development constraint. Infilling is therefore acceptable in principle (as already approved).

The surrounding area is wholly residential consisting mainly of detached houses. Houses have also been approved on the site to the immediate west. It is considered that the proposal will fit in well with the neighbouring properties and the design and low scale are such that there would be no material effects on the living conditions of adjacent occupiers.

It is believed that the proposal complies with the saved policies of the Worthing Local Plan and will make the best use of land for housing.

Sustainability

In its construction, the dwelling will meet current energy and Building Regulation requirements to produce a low carbon footprint. Carbon emissions and heat loss will be minimal. Potential features include: highly insulated construction, solar augmented energy supply, rainwater recycling to augment the mains water supply, use of 75% energy efficient lighting, use of A+ ratio domestic appliances, low flow taps and shower units to reduce water consumption. A waste bin enclosure to include recycling provision will be provided and, as mentioned above, cycle parking."

3. CONSULTATIONS

The **Highway Authority** comments as follows:-

"From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Mill Road. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

The number of proposed car parking spaces is in accordance with the WSCC maximum parking standard. The spaces should be 2.4m by 4.8m in accordance with the WSCC parking standard. The number of cycle storage spaces should be increased to at least one per bedroom for the proposed dwelling. This must be secured and covered. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA)."

It recommends conditions in 'respect of cycle parking, car parking and visibility at the junction with Mill Lane.

The views of the **Executive Head of Health, Housing and Community Safety** are awaited. In relation to the previous application, no objections were raised subject to a condition limiting hours of construction.

4. REPRESENTATIONS

Three letters of objection have been received from the occupiers of neighbouring residential properties making the following comments:-

i) Poor siting of the bungalow within a few metres of the northern and southern boundaries and within 5 metres of neighbouring windows.
ii) Loss of residential amenity from noise, car movements and headlights.
iii) Loss of winter sunlight and loss of privacy.
iv) Overdevelopment combined with impact of the neighbouring development, the proposal is too much and unsuitable on a confined and cramped site.
v) Possibility of the property being extended and made higher if approved.

vi) Loss of local identity and character with housing plots becoming smaller.
vii) Out of character as an intrusive and incongruous form of development.
viii) Will reduce the ability for neighbours to sell property.

5. PLANNING ASSESSMENT

The main issues raised by this proposal are the principle of residential development, the impact on the amenity of neighbours and future occupiers, design, the impact on the character of the surrounding area, and parking and access. As such the application should be principally considered against Saved Local Plan Policies BE1, TR9, and H18 and West Sussex Structure Plan Saved Policies ERA1, LOC1, DEV1, CH1, DEV4 and DEV5. Government policy in PPS1: Delivering Sustainable Development, PPS3: Housing, PPS22; Renewable Energy and PPG13: Transport.

It is important to also consider this application in the light of the previously approved 2004 scheme WB/04/0538 and to see whether this application sufficiently addresses the earlier reasons for refusal in August 2008 in relation to WB/08/0623.

The reasons for refusal in relation to WB/08/0623/FULL were as follows:

"By virtue of its height, footprint, design and positioning, the proposed house represents a cramped form of development that would be harmful to the living conditions of occupiers of Nos. 3 and 5 Foxley Lane causing an overbearing impact, noise and disturbance and a potential loss of privacy. Further, due to the extent of turning/parking area proposed, the proposals would create an unduly large and dominating area of hard surfacing, detrimental to the visual amenities of the site and character of the area in general. The application is therefore contrary to Saved Policies BE1 and H18 of the Worthing Local Plan 2003, Saved Policies CH1 and DEV1 of the West Sussex Structure Plan 2001-2016 and National Policy PPS1 and PPS3."

Principle

The general principle of more intensive residential use of brownfield land in the existing urban area, such as the development proposed, is supported in Saved West Sussex Structure Plan Policies ERA1 and LOC1 and PPS3. The proposal would likewise contribute towards the achievement of the Structure Plan housing provision target.

Further, the principle of residential development in this backland location has been previously accepted in 2004 in the grant of planning permission for the construction of a detached bungalow (WB/04/0538/FULL refers).

Impact of the amenity of neighbours and future occupiers

It is not considered that the development would have an adverse impact on the occupiers of the existing dwelling. Springview Manor has a deep garden, approximately 45 metres in length and the proposed dwelling would be sited

in the rear half of this garden. Windows are proposed to the front (east) elevation which would face the rear of Springview Manor but these are at ground floor level only and, subject to screen fencing between the properties, there would not be any direct facing windows. A minimum distance of 20 metres would be retained between the existing and proposed dwelling to ensure an acceptable level of separation and privacy for occupiers of Springview Manor as well as for future occupiers of the proposed dwelling. The existing house would have a garden of 11.5 metres and the proposed dwelling would have a rear garden of 15.5 metres.

There are five other properties that share a boundary with the application site and these are Little Foxes, Nos. 3, 5, and 7 Foxley Lane, and Sunhaven. Permission has been granted for the construction of 5 new dwellings at the site of 7/9 Foxley Lane which was approved with due regard to the previous 2004 approval for a bungalow on the application site.

The long northern boundary is shared with Little Foxes, and Nos. 3 and 5 Foxley Lane and is delineated by a mature hedge at least 2 metres in height. The existing garage between Springview Manor and Little foxes on this boundary would be removed but the high hedge should retain privacy between the two properties. Little Foxes is set well off the boundary and there is a high wall inside the boundary, believed to enclose a swimming pool. It is not considered that the vehicular movements associated with the occupation of the proposed dwelling would be so significant as to cause unacceptable disturbance to occupiers of Little Foxes. The proposed dwelling would be approximately 30 metres away and so loss of privacy would not be an issue. There is presently no view of windows in Little Foxes from the application site given the height of the hedge and other shrubs between.

The main concern with this proposal, as before, relates to the impact of the development on Nos. 3 and 5 Foxley Lane and on Sunhaven. All three properties are close to the proposed bungalow. The Foxley Lane properties have a slightly higher ground level than the application site (approximately 0.5 metre). The rear gardens of these properties are short, between 5 and 7 metres.

The proposed dwelling is positioned such that its flank wall runs adjacent to about 4 metres of the south east corner of No. 5's rear garden and 4 metres of the south west corner of No. 3's garden. The height to eaves would be 2.3 metres on this side within 2 - 2.5 metres of the boundary as the site tapers, with a height to the ridge of 4.45 metres.

The footprint previously approved in 2004 was 8 metres deep and 10 metres wide with a distance of about 2-2.5 metres off either boundary. The proposed footprint now is little different in terms of scale but has the addition of a bay window and modest front projection to better articulate the front elevation whilst still achieving a distance of between 2-2.5 metres off either boundary. The depth of the proposed north elevation has remained less than 8 metres to ensure an appropriate relationship with the properties to the north. This current scheme has removed accommodation from the roofspace that was included in the more recent revised scheme and, as a result, has lowered the roof height from 6.0 metres to 4.45 metres. Although this currently proposed

height represents an increase of approximately 600mm over the 2004 approved scheme, the applicant has demonstrated in the site sections that the roof height would still be sufficiently low so as to cause no significant obstruction to light or outlook.

Sunhaven to the south is also separated from the site by a high hedge and has an intervening shed positioned between its north facing windows and the application site. There is a first floor bedroom window to this side elevation which overlooks the site but its main orientation is to the west and south. Having regard to the orientation of Sunhaven, the proposed separation of between 6 and 8.5 metres between the two properties with the height of the proposed dwelling restricted to 4.45 metres, there would not be any significant loss of residential amenity in terms of sense of enclosure or loss of light or outlook.

The proposed dwelling would not cause significant overlooking due to the single storey design and because of the proposed orientation and room layout. The single windows in each side elevation would serve bathrooms and an appropriate condition is recommended to require obscure glazing. The other main windows in the front and rear elevations of the bungalow are positioned such that only distant oblique views would be possible to adjoining properties and these would be largely screened by the surrounding vegetation and garage structures.

The proposed dwelling and garden would be overlooked to different degrees by Nos. 3 and 5 Foxley Lane and by Sunhaven. However, this has always been the case and future occupiers of this property would be aware of the level of overlooking when choosing to live in this property. Screen fences and planting will reduce this impact.

Having regard to the more modest size of this proposal compared to the previously refused scheme with a reduction in the height and scale, deletion of first floor accommodation and subsequent reduction in the number of bedrooms, the proposal is considered to adequately address the previous reasons for refusal in relation to the amenity concerns. It would also be sufficiently similar to the 2004 approved scheme such that a refusal on neighbour amenity grounds could not be justified.

It is considered appropriate to ensure the future protection of residential amenity and prevention of overdevelopment of the site by limiting any further alterations or extensions by the removal of permitted development rights including the insertion of openings within the roof. A condition is recommended accordingly.

Design and impact on the character of the surrounding area

The design of the proposed dwelling is considered to be sympathetic to the character of the locality and the area in general. The retention of mature hedges would help to soften the appearance of the proposed dwelling and reduce its visual impact. The previous concern over the design of the parking area has been addressed following the previous refusal by reducing the area of hard surfacing to reduce its dominance. The applicant has proposed

permeable materials for the driveway and turning area which would be agreed by way of a condition.

Parking and access

The original outline application was refused on highway safety grounds. This was addressed as part of the previously approved application and this application does not deviate significantly from those proposed arrangements. In this respect, the applicant has demonstrated that sufficient visibility could be achieved at the junction with Mill Lane to ensure the access would not be detrimental to highway safety.

In terms of parking and access, the main change in this revised scheme has been to the parking and turning area itself. The parking area is proposed to be constructed using permeable material to minimise run-off. No additional parking is proposed in this scheme (2 parking spaces are proposed which accords with the maximum parking standards) and the extent of the hard-surfacing has been reduced to address the previous reasons for refusal but still allows for sufficient turning space. The relocation of the parking area away from the boundary with Sunhaven would also reduce the impact in terms of any noise and disturbance caused by vehicular movements. This should be controlled by condition to prevent parking being created in the future up to the southern boundary as before which would be detrimental to the amenities of Sunhaven.

Conclusion

The principle of residential development has previously been accepted. The proposal is sympathetically designed and would provide a good standard of accommodation whilst ensuring there is no significant loss of residential amenity for neighbours and is recommended for approval.

6. RECOMMENDATION

Planning permission be granted subject to the following conditions:

1. C1AREV Revised Standard Full Condition.
2. C13L Sustainable development.
3. C4B Erect walls/fences before occupation .
4. C7G Limitation on hours of construction.
5. C8A Landscaping scheme to be agreed and provided.
6. Hedging to north, south and west boundaries to be retained.
7. C9B Agree samples of materials.
8. Agree details of secure cycle store.
9. Agree details of refuse/recycling store.
10. Vehicular access and visibility splays to be agreed.
11. Parking and turning areas to be surfaced and not extended.
12. Obscure glazing to side windows.
13. No further windows.
14. Details of sustainable drainage.

15. Removal of permitted development rights for further extensions, outbuildings and roof alterations.

7. BACKGROUND PAPERS

Observations of the Highway Authority
Observations of the Executive Head of Health Housing and Community Safety
Letters of representation by members of the public

2nd December 2008