Development Management - Delegated Officer Report

Application Number: AWDM/0224/19 Recommendation – REFUSE

Site: 33 Valley Road, Sompting, Lancing

Proposal: Summer house in rear garden to be used as Air B and B

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow which has recently been extended with a loft conversion and single storey rear extension. There is off street parking to the front of the property as with the other adjacent bungalows, many of which have also been extended and altered. The bungalow has a generous rear garden with open countryside to the south.

Consent is sought to construct a flat roof detached building adjacent to the rear boundary of the garden. The space provided is generous; 4.6 metres by 6.7 metres providing sleeping and living space, a dining area, wet room and kitchen area. A door is on the north (front) elevation and French doors and a window to the rear facing south. Planning permission is required in this case due to the self contained nature of the building (with both kitchen and washroom facilities) and also the proposed use as an air B and B let.

The applicant's agent has supplied supporting information stating that the clients will book through the air B and B website. The amount of nights to rent will change through the year with more clients in the summer months. The owners hope to average 2-3 nights per week over the year.

Consultations

Adur and Worthing Council: - Environmental Health : - No adverse comments.

South Downs National Park Authority: - We would request that in specific response to the use proposed you have regard to the dark night skies, design and the tranquillity of the National Park to ensure that these special qualities are conserved.

West Sussex County Council: - Highways Authority: -

Access and Visibility

As described within the submitted application, there will be no change to the access from the publicly maintained highway.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity

of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely.

Parking and Sustainability
The submitted application does not show a parking layout for the site, the LHA has therefore relied upon local mapping data to assess the existing arrangement. This has shown that the current site appears to have space for one vehicle; it is also observed that there is adequate on street parking within a reasonable distance of the property to mitigate this. It is considered that the existing parking space will be retained for use by the host dwelling. In the absence of allocated parking, the LHA must consider the alternative parking options and sustainable transport links within proximity of the site. An hourly bus service runs from Valley Road providing links to the wider network, Lancing Railway Station is a 9 minute cycle from the site and the roads linking these locations are served with linked and lit pedestrian footways with designated signalised crossing locations, namely to cross the A27 to the south. Also outside the property is a bus stop which feeds the surrounding towns and beach in Worthing.
The Local Planning Authority (LPA) may wish to consider the impact of this development on on-street parking from an amenity perspective, however it is not considered that the proposal would generate a severe material increase or use all of the nearby available on-street parking space to detrimental effect.

Conclusion
The Local Highway Authority (LHA) does not consider that this proposal would have a 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Representations

Email representation from owner/occupier of No. 22 Valley Road: - object to the proposal, it appears that the existing bungalow is split into two and parking is difficult in the street. Difficulties for buses when cars are parking on both sides of the road. The use will create more parking problems and create noise in a quiet residential area.

Email representation from owner/occupier of 20 Valley Road: - Overdevelopment at the existing property and it being split into two properties has given rise to increased traffic levels and parking problems real problems for buses getting through. Therefore object to the plans.

Sompting Parish Council: - The Council objects because it is located within a residential area which is unsuitable for business activity.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area for business purposes and can be supported in principle. However the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings are for consideration here. The impact upon the adjacent National Park must also be considered.

Visual amenity and Character of the Locality and Residential Amenity

The building its self to the rear of the garden, although generous in footprint would not give rise to any harmful impact in terms of its structure, appearance and siting. It would be visible from the rear of neighbouring properties and from the street there could also be glimpses of the building. Yet, used ancillary to the main house, it may not be deemed harmful, (although not predetermining any future application, any future submission would be judged on its own merits.)

The main concern is the commercial nature of the proposed use and the building being self contained and how this relates to the residential character of this locality and residential amenity.

The building being used commercially for short term rental use will result in a significant increase in activity both in terms of traffic and additional on street parking pressure but also in relation to the general activity and movement of people to and from the structure with clients potentially changing a number of times per week throughout the year. This impact is exacerbated by the siting of the building to the rear boundary of the long garden therefore the activity is not concentrated to the property frontage or adjacent to the main house, it will involve activity directly adjacent to the boundary with the adjacent bungalow and along the side of their garden which is a private amenity space. Such a level of commercial activity with multiple guests each week would give rise to an unneighbourly impact due to noise, disturbance and loss of privacy. This impact would both be detrimental to the residential amenities of the adjacent occupiers and also the character of this residential locality. Such a use within the context of this site and surrounding area would be out of keeping and harmful.

Impact upon the South Downs National Park

The National Park abuts the site to the south but the building is not considered to have a harmful impact on its special qualities.

Highways and Parking

The Highways Authority does not object yet they suggest that the LPA consider the impact of this development on on-street parking from an amenity perspective. As stated above the commercial activity both in terms of traffic and general movements will have a detrimental impact upon amenity in this case.

Recommendation

REFUSE

The proposed use of the building for short term holiday lets would have an unneighbourly impact upon the residential character and amenities of the locality by reason of the level and nature of activity generated by such a use. The proposal is therefore contrary to policy 15 of the Adur Local Plan.

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

1. Proactive refusal

Case Officer: Hannah Barker Date: 9th April 2019

Authorised by: Peter Barnett Date: 9 April 2019