Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0178/13

Site: **141 Old Fort Road**

Proposal: **Demolition of existing bungalow and erection of a two storey pre-manufactured four bedroom house**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a new 4 bed family timber clad house to measure (at max) 7.8 metres in height, 15 metres in length, and 11 metres in width.

The application site is a residential plot occupied by a detached bungalow building. This has been extended at the rear by way of a flat roof extension to its north side.

The street is residential in character with a wide variety of building styles and design predominantly two-storey in height.

Relevant Planning History
None

Consultations

West Sussex County Council Highways: *Whilst minor alterations proposed to car parking and on-site turning, access onto public highway is to remain as is. In terms of vehicular movements, proposed dwelling unlikely to result in material increase or any detrimental impact. Proposed car parking does not exceed WSCC Maximum Standards; therefore no highway concerns raised.*

Worthing & Adur Councils: Environmental Health *requests precautionary contaminated land condition and informative to any permission granted advising the developer to contact environmental health for a demolition notice under the Building Act 1984 prior to any demolition taking place.*

Representations
Support received from occupiers of Nos. 88, 109, and 133 Old Fort Road, summarised:

Worried developer would buy this bungalow and convert it into 3 storey property right up to boundaries for financial gain. However this scheme looks very sympathetic to surrounds, fits on current footprint, and will definitely make lovely addition to street.

Love it! Looks great and sits well in plot. Great addition. Nice to see single dwelling and family house go here, not just money making scheme. Suits marine location.

Relevant Planning Policies and Guidance

Saved Adur Local Plan: AG1, AH3, AH5, AH7
National Planning Policy Framework

Planning Assessment

Principle

A one-for-one replacement dwelling is acceptable in principle.

Visual amenity

The existing bungalow is a low-rise building that sits rather out of place with the larger two-storey properties either side of it. It has little design merit in its own right and its removal is not resisted.

The pre-manufactured building is novel and would add to the already varied character of building forms in the street. Although of a distinctive design and style in its own right, its two-storey scale and its exterior materials and finishes are all sympathetic to the surrounding properties. Its steeply angled roofs and staggered frontage helps reduce the building's bulk. There is no prevailing rhythm to the position of buildings in relation to boundaries in the street, and in this respect the new building sits comfortably in its plot and alongside its neighbours. The front wall of the building comes slightly forward of the buildings either side of it but this does not have a significant visual impact in the street scene, particularly as the application property and its immediate neighbours are set back a significant distance from those dwellings to the east.

Residential amenity – future occupiers

The new dwelling provides a satisfactory internal layout that complies with the Council's adopted space standards. Its garden area also satisfies this.

Residential amenity – effect on existing dwellings

The neighbours principally affected by this development are those either side and to the rear of it (it is physically removed from the remainder).

Neighbour to rear

This neighbour's property is built close to the application site boundary. It has a first floor window facing directly south and French doors facing east, both serving the same bedroom. A reduction in light and outlook to this bedroom is inevitable. There would also be increased overlooking onto this neighbour.

However a distance of some 16 metres would be retained between the new building and this neighbouring building. This would comply with the Council's adopted guidance in relation to new dwellings and neighbours. Such a distance is sufficient to reduce any overbearing impact, overshadowing and intrusive overlooking to an extent that these would not be materially harmful.

Neighbour to west (No. 139)

This neighbour's property has a first floor side window facing east, and a rear bedroom first floor window. Ground floor glazing at the rear also serves habitable space. The new dwelling would have a smaller footprint than the existing bungalow, but would be physically larger. Light and outlook would be reduced to the rooms served by this fenestration.

However the gap of some 2.2 metres between the new building's flank wall and the first floor side window would ease overbearing impact. Some of the new building's footprint is also set further off from the shared boundary, so the overall overbearing impact would not be adverse. This relationship also avoids unacceptable overshadowing, although an element of such will occur.

The first floor fenestration of the new building directly facing this neighbouring building is to be obscured, and the front balcony would have a full height screen. This would avoid intrusive overlooking, and unacceptable loss of privacy. Potential noise and disturbance would remain domestic in nature.

Neighbour to east (No. 143)

This neighbour's property is built up close to the application site boundary. It has a rear first floor window bedroom window and fenestration serving habitable space at ground floor, both close to this boundary. Only a high level window is present in this building's west flank.

However a gap of some 1.2 metres between the flank of the new building and the boundary would be retained. This would ease any overbearing impact onto the neighbour, although it is inevitable an element of such would occur. The rear first floor bedroom would also experience some loss of day and sun light and outlook; however, it has been demonstrated that the 1.2m distance is also sufficient to avoid overshadowing to this window being of such severity as to warrant resisting the granting of planning approval (there would be no technical breach of BRE Daylight and Sunlight Tests). A similar scenario applies to the neighbouring building's front fenestration and balcony which would be impacted upon by the new building's front protrusion which comes forward of the existing bungalow by approximately 1.5m and would present a taller vertical wall. Due to the constraints of the case arising from the dwelling being of a fixed design and scale, the ability to negotiate is limited and a decision must therefore be made on the scheme as presented.

However, there has not been an objection from the occupier of this property and it is considered that, on balance, the impact on the front balcony is not so harmful as to warrant refusal. The impact of the new house on the front first floor window would also not breach a 45 degree line measured from the mid point of that window (French

doors). The ground floor fenestration at the rear already has a curtailed outlook and reduced light due to the close boarded fence and the development would make this no worse.

Increased overlooking onto this neighbour is inevitable. However an existing conifer tree to the boundary offers some respite from overlooking from the new building's first floor rear windows. The remaining overlooking onto the garden would be oblique in its nature. Direct overlooking is avoided as the new building's first floor side windows are to be obscured.

On balance, it is not considered that the impact on residential amenity is so harmful as to warrant a refusal of the application on these grounds.

Parking and Accessibility

The parking provision on site satisfies the Council's guidance. The suggested level of provision would satisfactory cater for the needs of future occupiers and not exacerbate on-street parking pressure. To ensure long term on site provision, it is prudent to retain this parking and turning space by condition.

Other Environmental Considerations

Ample space on site exists for domestic waste and private cycle storage.

Recommendation

APPROVE for the reason:-

> The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with saved Adur Local Plan policies AG1, AH3, AH5, AH7 or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Prior to occupation parking and turning space retained at all times
4. All fenestration obscured as shown on the approved plans
5. Balcony not used unless and until screen installed and obscured
6. Removal of "pd" rights in relation to extensions/alterations

Informative

> *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.

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

The developer is advised to contact Adur District Council environmental health for a demolition notice under the Building Act 1984 prior to any demolition taking place

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 3-4-2013

Authorised and signed by: Peter Barnett Date: 4 April 2013