Development Management – Delegated Officer Report

Application Number: AWDM/0797/23 Recommendation: Approve

Site: 88 Crabtree Lane, Lancing

Proposal: Replacement of existing detached house with 2no. semi detached dwellings

Date of Site Visit: June 26th 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached bungalow with rooms in the roof on the north side of Crabtree Lane, facing Monks Recreation Ground. To the west there is a two storey block of flats, The Hollies, with an access road to a rear parking area which runs along the western boundary of the site. To the north there are terraced houses in Third Avenue. To the east there is a bungalow (86 Crabtree Lane).

Planning permission was granted on appeal for the construction of a 3 bedroom two storey detached chalet bungalow in the rear garden (AWDM/1953/19). An attached garage on the west side of 88 Crabtree Lane has been demolished to provide access to that property and work has commenced on site.

This application seeks to demolish 88 Crabtree Lane and, as amended, to construct 2no. 3 bed semi-detached hip roofed two storey dwellings. Car parking is to be provided at the front with gardens at the rear, separating the dwellings from the new dwelling behind.

Planning History:

AWDM/1953/19 - Construction of 3 bedroom two storey detached chalet bungalow in the rear garden with associated parking, storage and access (existing attached garage to be demolished) - appeal allowed

AWDM/1937/22 - Amendments to approved application after appeal AWDM/1953/19 - Construction of 3 bedroom two storey detached chalet bungalow in the rear garden with associated parking, storage and access (existing attached garage to be demolished) (Amended resubmission of AWDM/1747/22) Amendments: Addition of

obscure glazed rooflight to rear roofslope. Replacement of ground floor bedroom window to rear with French doors and window - approved

Consultations:

West Sussex County Council: The Highways Authority Access has no objection. Comments that access to the proposed dwelling will be utilised through the existing access arrangement. Visibility splays at the existing access appear sufficient for the posted speed limit, and data supplied to WSCC by Sussex Police over the period of the past five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given the small-scale nature of the proposal and the existing dwelling making use of the same access arrangements, the addition of a single dwelling is not anticipated to result in a material intensification of use onto Crabtree Lane or the wider road network.

Parking provision of 4 spaces is proposed to serve the existing and the proposed dwelling. The WSCC Car Parking Calculator would expect 4 spaces to be provided for development of this size and location. The proposed parking bays appear of sufficient size to accommodate four vehicles, as outlined in Manual for Streets guidance for minimum of 2.4 x 4.8m per parking bay.

Recommend conditions to secure car and cycle parking spaces.

Adur and Worthing Councils: Private Sector Housing: No objections in principle, but the single bedroom appears to be smaller than the minimum room size required for a single bedroom in the national technical standards (5.2 sq. as opposed to 7.5) The minimum GIA for a 3-storey 6-person house is 112 sq.m - it is unreasonable to present this as a 3 storey 4 person unit

Public Health: No adverse comments. Please add demolition notice informative.

Lancing Parish Council: It was resolved to object - over development.

Southern Water: Standard advice

Representations

Original Plans - 6 objections received from the occupiers of 5A Third Avenue, 86, 94 Crabtree Lane, 7,8 The Hollies, Emmaus House, Grand Avenue:

- Overshadowing

- Overlooking and loss of privacy
- Narrow access
- Edge of house abuts access
- 3 storey building is overdevelopment
- Increased noise
- Increased dust and disturbance
- Out of character
- Boundary hedge must be retained
- Main entrance door and bedroom window on side of adjoining bungalow

Amended Plans - 3 letters received from the occupiers of 8 The Hollies, Emmaus House and 94 Crabtree Lane:

- New plan is better but it is still an additional dwelling on the land
- Would be better as a bungalow or reduce roof pitch to prevent rooms in the roof in the future
- New fence has encroached onto land owned by The Hollies

Relevant Planning Policies

Adur Local Plan 2017 Policy 2, 3, 15, 18, 19, 20, 22, 28, 30, 31, 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 involves increasing the housing stock within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, parking and highway considerations and the effect on the character and appearance of the surrounding area.

Visual amenity

As amended, the scale of the development is considered to be acceptable. The original plans showed a pair of dwellings with gabled ends and front dormers which would have been too dominant. As amended, the proposal is of a scale which sits well in this varied street scene, between the two storey flats at The Hollies to the

west and the bungalow at 86 to the east. There is a further 2 storey building adjacent to 86 on the corner with Grand Avenue.

Frontage car parking would not be out of keeping as there are several other properties in the street that have done the same.

Residential amenity - existing residents

The houses are to be constructed on the same building line as the existing bungalow and will be no nearer to the west. To the east, the footprint will be wider but a 1m gap to the boundary with No. 86 will be maintained. The existing hedge on the boundary is to be retained in agreement with the residents of 86. There is a door and bedroom window on the west side of No.86 which will lose some light as a result of this proposal but the amended design has reduced the bulk and impact of the building and it is not considered that serious harm will be caused to the amenities of No.86.

To the rear, the front of the new dwelling under construction will be approximately 20m away from the rear of the proposed dwellings. It is no further to the rear than the existing building, which contains an unsightly roof extension with first floor rear window. Consequently, while the number of dwellings and windows will increase, it is not considered that there will be a harmful impact on the privacy of the future occupants of the new dwelling at the rear or the current proposed dwelling.

The access to the rear dwelling will run along the side of the new dwellings but there is only a small, secondary window shown on the ground floor of the western dwelling and it is not considered that any significant disturbance will occur.

Residential amenity - proposed occupiers

The proposed dwellings will have a floor area of 87m2 which meets the National Standard of 84m2 for a 3 bed 4 person dwelling but falls just short of the 93m2 for a 3 bed 5 person dwelling. The internal floor area is considered to be acceptable.

Externally, the rear gardens have an angled, irregular boundary to ensure that both houses have a reasonable standard (60m2 each). While this is less than the 85m2 specified in the Council's DM standard, it is considered to be adequate, particularly as there is a recreation ground/open space directly opposite.

Cycle storage sheds are shown within each garden and, overall, the standard of accommodation is considered to be acceptable. However, the removal of PD rights for future extensions is recommended.

Parking and Access

Two parking spaces per dwelling can be provided on the frontage and there are no highway concerns with the proposal.

Sustainability

Air source heat pumps are to be installed for both dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority
5. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose
6. EV charging
7. Remove PD rights
8. Hours of construction
9. CMP
10. Water consumption
11. Obscure glazing
12. Hedge protection measures to be installed and maintained during construction.
13. ASHPs
14. 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 31 July 2023

Authorised by: Jo Morin Date: 01.08.2023