Development Management - Delegated Officer Report

Application Number: AWDM/1439/17 Recommendation – Approve

Site: 1 Halewick Close, Sompting

Proposal: Proposed attached 3 bedroom dwelling to west elevation with vehicle access and parking at front.

Date of site visit: 4 October 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace dwelling fronting a small cul-de-sac off Halewick Lane. The cul-de-sac is made up of three blocks of terraced houses, the southern terrace opposite the site projecting further west, closer to Halewick Lane than the northern terrace subject of this application.

It is proposed to construct a new attached 3 bed hip roofed dwelling on the western end of the northern terrace on what is currently the side garden of No.1. A new vehicle crossover is proposed for both the new and existing dwellings with parking provided on a new hardstanding in front of each dwelling.

Relevant site history

None

Consultations

West Sussex County Council: The ***Highway*** Officer has no objection subject to access and parking conditions.

Adur & Worthing Councils: The ***Engineer*** has no objection subject to surface water drainage condition

Sompting Parish Council: Object. The development is out of scale and character with the existing property. It will have a detrimental effect on the open plan design of the neighbourhood.

Southern Water: Building near to the public sewer would be acceptable on this occasion only subject to a build over application being submitted to Southern Water. Through this process measures/conditions will be put in place to ensure protection and access to the apparatus is not affected by the proposed dwelling. Recommend usual informatives.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.2 ‘Space Around New Dwellings and Flats’
Submission Adur Local Plan (2016) Policies 15, 19, 21, 23
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal involves increasing the housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The dwelling will match the rest of the existing terrace in form, size and appearance. It will extend the length of the terrace, bringing it closer towards Halewick Lane. At its closest point it will be 3.4m from the site boundary. An assessment of the street scene shows that it will come forward of the front building line of 20 and 22 Halewick Lane to the north but it will not project beyond the end of the southern terrace in Halewick Close as viewed from the north. Overall, the line of the road curves south westwards and dwellings further south can be seen projecting beyond the line of houses in Halewick Close. Consequently, the proposal is not considered to cause harm to the visual amenities of the street scene.

The provision of crossovers and hardstandings will be similar to that provided for the dwellings on the opposite side of Halewick Close and is acceptable.

Residential amenity

The dwelling is at the end of the terrace and does not cause harm to existing residential occupiers. Adequate separation will remain to dwellings in all directions.

With regard to amenity space and floor space standards, the proposed dwelling will have a rear garden area in excess of the 65m2 required for a 3 bed terraced dwelling, as set out in DC Standard No.2. The existing dwelling will have its garden reduced significantly but it will continue to be in the region of 65m2 and is considered to be adequate. It is recommended that PD rights are removed to control future extensions that may reduce the garden further.

Internally, the floor area of the new dwelling will be 85m2 which meets the National Standard for a 4 person, 3 bed 2 storey dwelling (84m2).

Parking and Access

The proposal includes the provision of a single off street vehicular parking space and associated dropped kerb crossing for both the existing and proposed dwellings. West Sussex Highways has no objection to the proposed access or parking arrangements as other dwellings within the cul-de-sac also benefit from dropped kerb crossings and operate on a similar arrangement which does not provide for a turn on site facility.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials
4. Surface water drainage
5. Access
6. Car parking
7. Cycle parking
8. CMP
9. Hours of working
10. Removal of PD

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

- 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.

- Highway works

- Southern Water

Case Officer: Peter Barnett Date: 23 November 2017

Authorised by: Gary Peck Date: 24 November 2017