Development Management - Delegated Officer Report

Application Number: AWDM/1527/21 Recommendation – Approve

Site: St Peter's House, 107A Gardner Road, Southwick

Proposal: Proposed two storey detached house with rear dormer

Date of site visit: 29 September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site comprises the side garden of 107A Gardner Road (former Vicarage) and is adjacent to a new dwelling constructed in 2019 known as 107B. The site measures 9.2m wide at the front, narrowing to 6.9m at the rear. In the centre of the site it measures 8.4m wide.

A motorcycle distribution centre is located on the opposite side of the road to the north; Fishersgate Recreation Ground is to the south, with an all-weather football pitch closest to the site.

It is proposed to construct a detached two storey 3-bed dwelling on the site with accommodation in the roofspace and a rear dormer. It will measure 6m wide, 10.5m deep and 8.5m high. It will have a floor area of 103m2. It will have a pitched roof with side gables and projecting gable feature at the front. It is shown as being finished in brick and tile with render at first floor.

Two parking spaces are shown on the site frontage.

Relevant Planning History

AWDM/1896/19 - Proposed two storey detached dwelling (now 107B) approved

Consultations

West Sussex County Council: The Highways Authority:

Access - The proposed dwelling will be accessed via a new dropped crossing point of access via Gardner Road which is a 'C' classified road subject to a 30-mph speed limit at this point. While visibility splays have not been demonstrated by the applicant the Local Highways authority is satisfied that suitable visibility splays can be accommodated wholly within the extent of public highway.

Parking - A frontage hardstanding area large enough to park one vehicle will be provided. An area of grasscrete will be provided to facilitate additional occasional parking. Using the WSCC Car Parking Demand Calculator it would be anticipated that a dwelling of this size in this location would attract a minimum demand of 2 car parking spaces. As such it would be concluded that

the proposed parking would be adequate for the dwelling's needs. In the interests of sustainability and as a result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Adur Local Plan policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition. The dwelling should be provided a secure and covered cycle parking provision which can be secured via a suitably worded condition.

Adur and Worthing Councils: Public Health request an hours of construction condition

PSH: The application is for a two storey detached house with rear dormer. The Design and Access statement states that at 103.8 sq.m (para 3.4) the proposed house comfortably meets the Nationally Described Space standards for a 4 bedroom house on 3 storeys. The plans actually show a 3-bedroom house over three storeys with three double beds (which would require 108sq.m in the NDSS) The layout appears satisfactory.

Technical Services: Flood risk- The application is within flood zone 1, and is not shown to be in an area at risk of surface water flooding. We therefore have no objections on flood risk grounds. Surface water drainage- the application form states that the proposals are to discharge surface water to soakaway. However, it does not appear that there is sufficient space for this when considering necessary easements, i.e. 5m from buildings and 2.5m from boundaries. There is a surface water sewer nearby, attenuated discharge to this may be possible. However, we believe that the applicant should first consider changing the proposed scale of development to try to facilitate infiltration. If alterations to layout cannot be made then we would request that our standard drainage condition is applied

Southern Water: The exact position of the surface water sewer crossing the site must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.
It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 12, 15, 18, 19, 20, 22, 28, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'

Sustainable Energy SPD (August 2019)
Shoreham Harbour Joint Area Action Plan 2019
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves increasing the housing stock within the built up area and can be supported in principle, particularly as the Council cannot currently demonstrate 5 year housing supply. 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

The house will be detached with gabled ends and front gable projection which will match the new house to the west. 107A to the east is a larger detached house with gabled ends while the former Church to the west is also gabled. The proposed building would not therefore be out of character in design terms.

The site is narrow and there is a slight concern that it will appear cramped. A gap of only 1.6m at the front and 1m at the rear will be maintained to the side of 107A. However, the side wall of 107A will be immediately on the new boundary and will not be able to extend closer towards the site. A gap will therefore be maintained to prevent a terracing effect in the future. A wider gap will be maintained to the west with 107B. The width of the plot is not considered to be unduly narrow when compared with the terraced houses to the east and west which have plots of between 4.5-6m width.

Externally, the materials will be similar to those on the house to the west and it is not considered that the proposed house would cause harm to the visual amenities of the locality.

Residential amenity – existing residents

107A to the east currently has two first floor windows and a ground floor window facing the site. However, these are secondary windows which are to be removed and the openings blocked up as part of this development. No window is proposed for the side elevation to protect privacy.

107B to the west has a blank side elevation and will not be adversely affected by this proposal.

Residential amenity – future occupiers

At around 103sqm the internal floor area complies with the minimum standard for a 3 bed, 5 person 3 storey dwelling (99sqm).

Externally, the rear garden measures 6.9m deep and has an area of around between 5.5m-6m deep and has an area of around 48sqm. The Council's

SPD requires a minimum depth of 11m where one house backs onto another (not the case here) and an area of 85sqm for a small detached dwelling (up to 3 bedrooms or 120sqm). The rear garden would therefore fall considerably short of this minimum area. However, it would be similar to the garden area of 107B. Furthermore, it is in close proximity to an area of public open space, namely Fishersgate Recreation Ground which is to the rear of the site and easily accessible by footpath from Gardner Road. Houses closeby in Gardner Road have garden areas of between 44sqm and 66 sqm, with an average of 55sqm, similar to that now proposed.

The rear garden depth is just 6m and this leaves very little scope for future extensions which could reduce the garden area further. In the circumstances, permitted development rights for extensions and outbuildings should be removed by condition.

Parking and access

Two parking spaces are to be provided which meets the requirement for a 3 bed dwelling in this location. One of the parking spaces should be constructed with an active EV charging point and this can be conditioned, as can cycle parking provision.

Sustainability and Energy

The site lies within the Shoreham Harbour Regeneration Area where all new development should undertake an assessment of energy demand through the submission of an Energy Statement, in line with the Council's adopted SPD (August 2019).

The submitted statement shows a 10% reduction in CO2 emissions through the use of PV panels on the rear roofslope.

Hazard

The site lies within consultation distance of a major hazard site, Local Fuel at Shoreham Harbour. The HSE has considered the proposal and does not advise against the granting of permission in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Site set up
4. Hours of construction
5. Materials
6. Drainage
7. Remove PD Classes A, D, E, F
8. Access
9. Car parking
10. Cycle parking

11. EV charging
12. Windows in 107A to be blocked up as per approved plans prior to occupation
13. PV panels and energy efficient measures to be implemented

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

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: 10 November 2021

Authorised by: Gary Peck Date: 10 November 2021