Development Management - Delegated Officer Report

Application Number: AWDM/1609/18 Recommendation – Approve

Site: 38 Mill Hill, Shoreham-By-Sea

Proposal: Demolition of north side of existing dwelling and garage to create a site for a new two storey 4 no.bedroom detached dwelling with basement parking and 1st floor rear balcony

Date of site visit: 23 November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large detached dwelling on the east side of Mill Hill. It enjoys a wide plot and has a double garage, car port and other outbuildings on the northern boundary. It is proposed to demolish the garage and outbuildings, along with the northern end of the existing house to provide a plot for a new detached 4 bed house. The existing house would be reduced from 4 to 3 bedrooms.

The proposed house would have 4 bedrooms with a rear master bedroom opening onto a first floor terrace. The dwelling is proposed to have a basement parking area served by a ramped access off a repositioned driveway and vehicular access. A new vehicular access is proposed at the southern end of the plot to serve the existing dwelling.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways** Officer has no objection. Comments:

Access and visibility
The existing vehicle crossover (VCO) serving the existing dwelling will be relocated south of its current position to serve the proposed dwelling. A new VCO will be constructed to serve the existing dwelling. Each VCO will be approximately 4.25m wide. A licence will be required for the proposed access works and each VCO must be constructed to a specification agreed with the Local Highway Engineer. Visibility at the proposed accesses appears sufficient for the anticipated road speeds and visibility splays are maintainable wholly within the public 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

or that the repositioning of the access and addition of a single dwelling and access would exacerbate an existing safety concern.

Parking and turning
The proposed access to serve the existing dwelling will provide sufficient parking for three cars in tandem. This is anticipated to be a sufficient parking provision for a dwelling of this size and location. A basement garage is proposed for the new dwelling, including the provision of a turntable to enable vehicles to be manoeuvred within the garage. The LHA request some guarantee that the turntable would be maintained in perpetuity and that the applicant agrees to maintain the facility at all times. Would the facility have a 'manual override' whereby the facility could be operated manually if the electric motor was to fail? Should the LPA be minded to grant planning consent it would be requested that plans and details securing the turntable provision including its maintenance in perpetuity be secured via planning condition. There also appears to be space on the site frontage for one additional parking space, providing a total of three parking spaces for the proposed dwelling. This parking provision is anticipated to be sufficient for a dwelling of this size and location.

Sustainability
The site is located within walking distance of a variety of local shops and services within Shoreham-By-Sea. Bus stops and Shoreham-by-Sea train station are located within walking distance providing access into Brighton, Worthing and further afield. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

Adur and Worthing Councils: The **Environmental Health** Officer has no objection in principle. Given the proximity to neighbouring property it may be worth a condition requesting a construction management plan and an informative for a demolition notice.

The **Engineer** advises that the proposed site lies within flood zone 1 and appears to be unaffected by surface water flooding.

The applicant has indicated the intention to use soakaways for the disposal of surface water, therefore the applicant needs to assess if the use of soakaways is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location to ascertain if a soakaway will adequately empty. There appears from the drawings to be sufficient area to adequately site soakaways, both in the front and rear garden. Note that drainage of the parking area/ ramp in front of the house might cause issues with the underground parking proposals.

Therefore in the absence of any ground investigation details or detailed drainage details in support of the application we request that should approval for this new build be granted it be conditional such that 'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'

Soakage tests in accordance with DG 365 (2016) would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas.

In addition he requires details for drainage of the underground car park, and confirmation of how this is to be constructed to prevent inundation from water running down Mill Hill – this might be as simple as confirming boundary ground levels are lower than the car park access ramp lip.

The **Waste** team have no objections

Southern Water: Request usual informatives

Representations

Letter of objection received from the occupiers of 40 Mill Hill:

- New house will directly overlook our garden
- Rear balcony will overlook our living room
- Current spacing between houses results in a relatively private garden
- Loss of privacy
- New 2 storey house in such close proximity will cause a loss of light to south side windows

Relevant Planning Policies

Adur Local Plan 2017 policies 2, 3, 15, 18, 20, 22, 28, 34, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (July 2018)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal involves increasing the existing 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 street.

Visual amenity

The existing plot is wider than many others in the street and the demolition of the existing outbuildings and northern end of the house results in a plot of 10m width, which is reasonably comparable to its neighbours (No. 40 is 12m wide, No. 30 is 11m wide). The existing house would be reduced in size but would still enjoy a plot 14.5m wide. It would close the gap to No. 40 to the north but would maintain 1m to the boundary. While this end of the street does have greater widths between dwellings currently, there are examples of properties which are closer together, such as between Nos 32 and 34, 24 and 26 and between Nos 14-22.

When the overall street scene is taken into account, it is not considered that the closing of the gap to No.40 is visually harmful in itself and the new house will not appear to be unacceptably cramped.

The house has been designed with a barn hipped end and front gable projection. There is no overall design style within Mill Hill and the proposed dwelling will fit in with the varied, but traditional, form of architecture.

Residential amenity

The main affected dwelling is No.40m to the north. That house currently enjoys a separation of about 8.5m to the first floor side of No.38 and the new dwelling will increase the bulk and massing of built form along the side of No.40.

That property has 3 stained glass kitchen windows and a larger clear glazed window on the south side at ground floor facing the site. The rooms all serve the kitchen/breakfast area and it is acknowledged that light and outlook (to and from the larger window) will be reduced as a result of this development. However, the windows serve a room which runs from the front to the rear of the house and which is also served by front and rear windows and a glazed door. While light will be reduced, it is considered, on balance, that sufficient light will still be gained from the front and rear windows to make the impact from the proposed new building acceptable.

At first floor, the affected windows both serve bathrooms/ensuites and are obscure glazed. No serious harm will result. A corner window at the front of No.40 is also unaffected as the proposed building has been sited so as to not obstruct that window.

The setting back of the new house results in the house projecting beyond the original rear wall of No.40 at ground floor level. The rear projection will not affect light to the rear windows of No.40 and will be sufficiently low and separated from the south facing side window in the rear extension of No.40 to not compromise outlook from or light to that room, which also has an east-facing window. It is recommended that permitted development rights are removed, however, for future rear extensions as they could have a harmful impact.

Overlooking may be possible from the rear terrace but a suitable privacy screen can be secured by condition to minimise any loss of privacy towards the private patio area close to the rear of the house.

There will be no adverse impact on the existing dwelling at No.38 as no first floor windows are proposed to be formed in the newly formed side wall of that dwelling, while the only ground floor windows will serve a utility or hallway.

Parking and access

The proposal involves relocating the existing access south of its current position to serve the proposed dwelling. A new access will be constructed to serve the existing dwelling, adjacent to the southern boundary of that

property. There are no highway safety or neighbour amenity concerns with these access proposals.

Sufficient parking provision for the existing dwelling will be available on the new driveway while a basement garage is proposed for the new dwelling, including the provision of a turntable to enable vehicles to be manoeuvred within the garage. Space will also be available on the site frontage for one additional parking space, which is considered to be adequate.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Privacy screen
5. No additional side windows
6. Obscure glaze side windows
7. Removal of PD for Class A extensions
8. CMP
9. Hours of working
10. Surface water drainage
11. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved plan.
12. No part of the development shall be first occupied until the vehicle turning space has been constructed within the site in accordance with the approved site plan. This space shall thereafter be retained and the turntable maintained at all times for their designated use.
13. 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.
14. 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.

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

1. 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.
2. Demolition Notice
3. Southern Water
4. Vehicle Crossover – Minor Highway Works

Case Officer: Peter Barnett Date: 18 December 2018

Authorised by: Gary Peck Date: 18 December 2018