Development Management - Delegated Officer Report

Application Number: AWDM/0752/19 Recommendation – Approve

Site: 233 Harbour Way, Shoreham-By-Sea

Proposal: Demolition of existing dwelling and replacement with 2no. link detached two storey 4 bedroom dwellings

Date of site visit: 23 May 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a bungalow which occupies a wide plot on the corner of Harbour Way and Kingston Bay Road. It has a false pitched roof and a large area of flat roof behind which is used as a terrace.

The property sits in an area of predominantly two storey dwellings, although to the south there is a chalet-style bungalow with large dormers in the front roofslope and a higher ridge than No.233.

It is proposed to demolish the existing bungalow and construct a pair of detached (at first floor only) two storey dwellings. The houses will have dual pitched roofs with one side of the two pitched sections slightly higher and wider than the other. Buff brick and black stained timber cladding are to be used for each section with contrasting brick headers to provide further visual interest. A standing seam metal roof is also proposed.

The proposed dwellings will largely follow the footprint of the existing bungalow but will project slightly deeper at the rear, albeit no deeper than the rear wall of 235 Harbour Way to the south.

The dwellings were originally to have rear recessed balconies but these have since been omitted from the design.

The existing vehicle crossover is to be closed up and a new crossover constructed further north. Each dwelling is to have 2no. off street parking spaces on the drive. Garages are to be provided but they do not meet the minimum dimension of 3m by 6m to be counted as parking space. Each dwelling will have cycle storage space for 3no. bicycles.

Relevant Planning History

AWDM/0665/13 - Extension to bungalow to create a chalet bungalow-style two storey house, including new porch and internal alterations - approved

Consultations

West Sussex County Council: The **Highways Authority** does not consider that this proposal would generate a large material increase and have 'severe' safety impact on the operation of the Highway network, therefore is not contrary to the NPPF and there are no transport grounds to resist the proposal.

Recommend conditions to secure vehicular access, car and cycle parking

Adur and Worthing Councils: The **Engineer** requests condition to require full details of means of surface water disposal

The **Private Sector Housing** Manager has no objections.

The **Environmental Health** Officer has no objection. Requests demolition notice informative.

Southern Water: Recommend usual informatives

Representations

Original Plans - 5 letters of objection received from the occupiers of 235, 242 Harbour Way; 2, 3, 15 Kingston Bay Road:

- On-street parking is very limited and congested
- New dwellings will have less off street parking than existing bungalow, worsening the situation
- Increased traffic
- Loss of privacy
- Overlooking
- Out of character with bungalows on that side of the road – will be much higher
- Balconies should be removed
- Black cladding out of keeping – should be white or lighter
- Out of character to have two houses on one plot
- Will sit forward of 235 Harbour Way and will be bulkier than existing causing loss of light to lounge

Amended Plans – 4 letters of objection received from the occupiers of 3 Kingston Bay Road; 235, 246 Harbour Way, 116 Old Fort Road:

- Will increase on street parking
- Insufficient parking and manoeuvring space provided
- Vehicles will be manoeuvring on dangerous corner
- Please remove black cladding
- Pleased to see balconies removed
- 1 dwelling only would be better
- Increased noise
- No houses, only bungalows, on that side of the road
- Will set a precedent
- Out of character

Letter received from the occupier of 240 Harbour Way:

- No objection if parking issues can be resolved

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 20, 22, 28, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises new housing development 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 site and its surroundings.

The Adur Local Plan 2017 defines a housing supply target of 177 dwellings per annum which can be achieved through a combination of strategic allocations, completions, existing commitments and windfall sites such as this.

Section 12 of the NPPF stresses the importance of achieving well-designed places and Paragraph 130 advises that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

Visual amenity

The existing bungalow has an incongruous appearance and the proposed dwellings will be more in keeping with the style of housing opposite in Harbour Way. While objections have been received to the replacement of one dwelling with two, the plot is larger and wider than others in the area and can comfortably accommodate two dwellings without appearing cramped or overdeveloped.

Black cladding will contrast with the predominantly white cladding visible in the immediate area but there is a wide variety of external materials, including black cladding, elsewhere on the Beach and its use is considered to be acceptable. The external materials, including the metal roof, will give the dwellings a contemporary appearance and will not be out of place in the context of other dwellings close by on the Beach.

Residential amenity – existing occupiers

The impact of the development on adjoining occupiers has been improved by omitting the rear balconies which were originally proposed. While the

introduction of first floor windows will result in some overlooking of neighbouring houses, this will be confined to oblique views of gardens rather than private living rooms and is not considered to result in a harmful loss of privacy or residential amenity.

The position of the dwellings on the plot is as far forward of no. 235 to the south as existing but with a two storey height compared with the existing bungalow form. An objection has been received to the possible loss of light to the ground floor west-facing window closest to the boundary to the site, believed to serve a lounge which also has a window at the rear. The dwellings are to the north of the site and, while some light may be lost as a result of this proposal, the new dwellings will not cause a loss of sunlight and the impact on No.235 is considered to be acceptable.

Residential amenity – proposed occupiers

The dwellings will have a floor area of approximately 154m2 which comfortably exceeds the minimum standard for a 4 bedroom house. Individual room sizes also comply.

The external amenity space and garden depth for each dwelling complies with the Council's standards.

Parking and access

Objections have been received on parking grounds, with concerns that an additional dwelling will increase demand for on street parking and manoeuvring on what objectors consider is a dangerous and busy stretch of Harbour Way. The application shows 4no. off street parking spaces to serve these 2 x 4 bedroom dwellings. One bedroom in each dwelling is indicated to be an office/bedroom. There is also garage space for each dwelling, albeit not to the minimum size standard to be able to be considered as parking space.

WSCC Highways have no highway objection to the proposal which meets current parking standards.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Surface water drainage
4. Materials
5. CMP
6. Access
7. Closure of existing access
8. Car parking
9. Cycle parking

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.

PFA

Highway License

Demolition

Case Officer: Peter Barnett Date: 2 July 2019

Authorised by: Gary Peck Date: 2 July 2019