Development Management - Delegated Officer Report

Application Number: AWDM/0657/16 Recommendation – Approve

Site: 114 Old Shoreham Road, Southwick

Proposal: Erection of single detached 2 bedroom dwelling house in garden on east side of existing dwelling. Enlargement of existing crossover and provision of off street parking to existing and proposed dwellings.

Date of site visit: 27 May 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the side garden of 114 Old Shoreham Road, on the south side of that road. The site measures 7m wide at the front, which has a vehicular access along part of its frontage with a hedge enclosing the garden at the front and east side. The ground level drops from Old Shoreham Road down to the end of the garden. A detached dwelling sits to the east. The host dwelling sits to the west and has a lean-to timber garage attached to the side which is to be demolished.

The proposed dwelling, as amended, will sit in line with the front of 114 and will have a bay window and gable at the front with a hipped roof at the rear and a single storey rear extension. The dwelling will measure 11.8m long, 5.4m wide and 7m high. It will leave a gap of 0.6m to the new boundary to the host dwelling, with a 1.6m gap in total. To the east, there will be a gap of 1.04m at the rear and 1.4m at the front. It will have two bedrooms.

The existing crossover is to be widened to enable a car parking space to be provided for both the existing and proposed dwellings.

Relevant site history

None

Consultations

West Sussex County Council: The **Highway** Officer has no objection. Previously the application had a nil car parking provision for the new house and existing. It is now proposed that the existing crossover is widened to provide off street parking for two cars fronting the properties. The off street car parking spaces will be of a parallel arrangement. From an inspection of the Amended Block Plan there is sufficient space within the frontages (at least 6 m by 2 m) for a parallel parking arrangement. The applicant should contact WSCC Highways for a licence for the widening works to the existing vehicle crossover (VCO).

There is no turn on site available; although this would be preferential it is clear that there is not sufficient space for this. Furthermore, neighbouring properties share a similar arrangement with no evidence of highway safety concern. By providing these off street car parking spaces the boundary treatment (hedge) will be removed thereby improving vehicular and pedestrian visibility upon exiting the site. This is deemed an improvement over the existing vehicle access which from an inspection of local mapping appears narrow and restricted.

The Local Highway Authority would not wish to raise any highways or transport grounds for refusal subject to conditions relating to access, car parking, cycle storage and provision of a CMP.

Adur & Worthing Councils: The **Environmental Health** officer has no objections to the development in principle but points out that the location has been identified by DEFRA as an area severely affected by noise. He has requested that an acoustic assessment is undertaken to ascertain the exact noise exposure of the property including a scheme to protect the habitable rooms, facing the road, from excess noise. The scheme shall demonstrate good acoustic design and shall comply with the internal noise level guidelines set out in BS8233:2014.

The **Engineer** requests full details for the disposal of surface water

Southern Water: Formal connection to public sewerage system required.

Representations

Original Plans: 1 letter of objection received from the occupier of 89 Old Shoreham Road:

- Loss of light as a result of blocking existing gap between buildings
- No parking proposed so will put a strain on an already congested area

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’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises the construction of new 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 site and its surroundings.

Visual amenity

The street scene is varied and the proposed dwelling will not appear out of character. To the east, the neighbouring dwelling has a front gable with oversailing eaves while the host dwelling has a hipped roof with end gable and gable features over the first floor bay window. The proposed dwelling has incorporated a front gable with oversailing eaves, a bay window and quoin features to add some visual interest to the elevation. The gap to the boundary to the west will be less than 1m but overall there will be a separation distance of 1.6m between dwellings which is considered to be sufficient in this case. It is considered that it will have an acceptable appearance in the street scene.

The front garden will be given over to hardstanding for car parking but there are many examples elsewhere in the street where this has taken place and it will not appear out of keeping.

Residential amenity

The dwelling to the east, No.118, has a number of windows along its side elevation facing the site. However, these are largely obscure glazed or secondary windows and it is not considered that the proposed dwelling will cause a serious loss of light or outlook. The depth of the dwelling has been reduced from the original submission to reduce the scale and extent of the projection at the rear. Consequently, it will not have an adverse impact on the clear glazed window in the side of the single storey rear extension at No.118.

The dwelling at 114 has a first floor side window towards the front but otherwise has a blank side elevation. The affected room is also served by a large bay window at the front and no adverse impact on light or outlook will arise. At the rear, the proposed dwelling will also not cause a loss of light or outlook for 114.

The side of 104 Underdown Road to the south will be 19m from the rear of the proposed dwelling and will not suffer any serious loss of amenity.

Parking and Access

The application has been amended to include off street parking for both the existing and proposed houses, together with an enlargement of the existing crossover. One space will be provided for both dwellings, parallel to the road. WSCC Highways consider that neighbouring properties share a similar arrangement with no evidence of highway safety concern. There is therefore no objection to the proposed means of parking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Acoustic assessment
5. Surface water disposal details
6. Removal of PD rights
7. Construction of access
8. Construction of parking space
9. Provision of cycle parking
10. CMP

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

1. 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.
2. Southern Water x 2
3. WSCC

Case Officer: Peter Barnett Date: 18 August 2016

Authorised by: Gary Peck Date: 18 August 2016