expires 16/7

Development Control – Delegated Officer Report

Application Number: ADC/0202/09 **Recommendation – Permit Application**

Site: **100B Grand Avenue Lancing West Sussex BN15 9QD**

Proposal: **New dwelling attached to south side (with three bedrooms in roofspace)**

The Application

The application site is located on the eastern side of Grand Avenue and comprises a bungalow with rooms in the roof. To the south of the bungalow is a detached single garage with an area of garden behind. It is proposed to demolish the garage and construct an additional dwelling, to be attached to the south side of 100B. The application follows the withdrawal of ADC/0208/08, the design of which was considered to be unacceptable, and the refusal of ADC/0386/08, which was refused only because the required S106 Agreement was not completed within the statutory 8 week determination period.

Grand Avenue contains a number of dwelling types and sizes. There are bungalows directly to the south and north, with 2 storey houses further along to the south and directly to the rear.

The proposed dwelling would match the ridge and eaves height of the parent dwelling with rooms in the roof served by a front dormer

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objection. A TAD contribution of £1,680 is required.

Lancing Parish Council – No comments

Third Parties

No representations received

Relevant Planning Policies and Guidance

The South East Plan 2006-2026 (GOSE 2009): SP3, CC6, H1, H2, H5, BE1, SCT1, SCT5
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH2 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwellings and Flats'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies

The site is located within a residential part of the built-up area of Lancing and there is no objection in principle to infill development in order to meet the housing requirements of the approved South East Plan and Local Plan.

The South East Plan sets out the long term spatial planning framework for the region with the aim of achieving more sustainable development, protecting the environment and combating climate change. It provides a spatial context within which Local Development Frameworks and other strategies should be prepared.

Policy SP3 seeks to achieve at least 60% of all new developments on previously developed land and through conversions of existing buildings. Developments in urban areas, including infill, should be well designed and consistent with the principles of urban renaissance and sustainable development. Policy CC6 requires development to respect, and where appropriate enhance, the character and distinctiveness of settlements and landscapes throughout the region, and to use innovative design processes to create a high quality built environment which promotes a sense of place.

Policy H1 sets out the housing delivery requirements for the region and districts while H2 sets out the factors to be considered when planning for the delivery of housing, including encouraging development of previously developed sites and realising opportunities for intensification consistent with advice in PPS3. H5 encourages positive measures to raise the quality of new housing and reduce its environmental impact. Higher densities of 40 dwellings per hectare will also be encouraged.

Policy BE1 states that local authorities should use the opportunities associated with new development to help provide significant improvements to the built environment, including the promotion and support of design solutions which build upon local character and distinctiveness and sense of place. SCT1 seeks to promote the sustainable economic growth and regeneration of the Sussex Coast, including the promotion of design excellence. SCT5 reiterates the Sussex Coast's housing delivery targets.

Local Plan policy AH2 relates to new residential development (by way of infilling and redevelopment) and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space around New Dwellings and Flats'.

Government policy guidance in PPS3 encourages best use of urban land for housing development, particularly affordable housing and a mixture of types to create a balanced community, at higher densities (avoiding developments at less than 30 dwellings per hectare) and without rigid application of parking and amenity space standards. However, it also seeks to improve the quality and attractiveness of residential areas and urges imaginative designs and layouts which make more efficient and sustainable use of land without compromising the quality of the environment. PPS1 states:-

> "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

PPS3 also states that Councils should "facilitate good design by identifying the distinctive features that define the character of a particular local area..... ...Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric... .....successful intensification need not mean high rise development or low quality accommodation with inappropriate space.....The density of existing development should not dictate that of new housing by stifling change or requiring a replication of existing style of form.....If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment."

Visual amenity and character

The proposed house has been designed to match the existing dwelling, matching its ridge height and depth but being narrower (6.7m compared with 9.4m for the existing dwelling). Consequently, it will have the appearance of an extension to the main dwelling, albeit one that is not set back from the front of the building or set down from the ridge. However, it is considered that its appearance is acceptable and will not cause harm to the street scene. A distance of 1m will remain to the boundary with 100A.

The dormer proposed for the front roofslope is larger than that on the existing house but it still retains a reasonable amount of roofslope around it and does

not dominate the building. From the side, the proposed dwelling will have a gable facing the adjoining dwelling (100A) with a hipped roofed projection at the rear. A flat roofed porch is proposed for the front elevation, similar to the porch on no. 100B.

The proposed dwelling is an improvement on the previous withdrawn scheme which showed a building which was unsympathetic in appearance to the existing dwelling. The current proposal is considered to be of an acceptable design and scale which will make effective use of the side garden without appearing unduly cramped or out of keeping.

Residential amenity

The main impact of the development will be on the occupiers of 100A Grand Avenue to the south. That property is a detached bungalow, the garage of which sits on the site boundary. The proposed dwelling will be as deep as the existing dwelling at 100B but will come to within 1m of the boundary. There are no side windows proposed, with the exception of a rooflight to serve a bathroom, and the roof will pitch away from the boundary with the eaves at ground floor level.

The dwelling will project 7m beyond the rear of 100A. At the rear of that property there is a small conservatory which serves as a playroom but there are no main living room windows affected by the increased bulk of building on their boundary. 100A also has planning permission to extend at the rear which will further reduce the impact of the development.

The existing dwelling at 100B has a flat roofed conservatory in the recess of the L-shape of the property which will be enclosed by the new dwelling and covered with a new roof and external wall to form a new room. The existing garden of 100B is to be divided, retaining 135sqm of garden for 100b and providing 123sqm for the new dwelling which is well in excess of the Council's requirements for 3 bedroom dwellings.

The rear garden extends to a rear access road which runs between Grand Avenue and First Avenue. An existing garage at the rear is to be retained with the new dwelling.

The dwelling will have a first floor bedroom window at the rear but there will be a distance of 40m between them which is well in excess of the Council's minimum standard.

Parking and access

In addition to the retained garage at the rear, 2 parking spaces are shown at the front with access from Grand Avenue. No turning space is able to be provided without compromising the design and layout of the development and the Highway Authority has no strong objection to this arrangement which is repeated elsewhere in the street. A TAD contribution of £1,680 is required

towards sustainable transport measures and a legal agreement has been completed.

Recommendation

APPROVE for reason that :-

2PPi

Subject to

1. C1Ci
2. C7Ci AH2
3. C8Biii
4. The dwelling hereby approved shall not be occupied until covered secure cycle parking spaces have been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The approved spaces shall thereafter be permanently retained for the storage of cycles.
   Reason – To provide alternative travel options to the use of the car in accordance with PPG13 and DEV4 of the West Sussex Structure Plan.
5. C9N
6. C12Ai
7. C18Ci (amended) The rooflight in the south (side) roofslope of the dwelling shall at all times... AH2
8. C18E3 south side

Case Officer. [redacted] Date 24/6/09