Development Control – Delegated Officer Report

Application Number: AWDM/0650/13 **Recommendation – Approve**

Site: **28 Ring Road, Lancing, West Sussex, BN15 0QE**

Proposal: **Outline planning application for demolition of existing dwelling and erection of two detached dwellings**

Date of site visit: 26 June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a large detached 5 bed house in a substantial plot (1502sqm) on the north side of Ring Road. Permission is sought to demolish the existing house and to construct a pair of detached two storey houses on two equally sized plots. The application is in outline only with all matters reserved.

The site has two vehicular access points which could be utilised to serve each proposed dwelling. The site contains a number of mature trees, predominantly towards the rear where it backs onto the South Downs National Park.

Ring Road rises from the south east to the north west and the site therefore sits at a higher level than No.26, with the site sloping down to the south east.

The existing house is set back 18m from the road and is positioned close to the south east boundary. It has a 25m long rear garden and a 10m wide area of garden to the north west side. No.32 has a similar area of garden to its south east side. The site frontage measures 22m wide at the front and 37m wide at the rear.

The plot is larger than neighbouring plots and the supporting Design & Access Statement explains that the owner wishes to downsize because the garden requires extensive upkeep and the house is costly in terms of maintenance and energy usage.

Relevant site history

None

Consultations

Adur and Worthing Councils: The EHO recommends a precautionary condition relating to possible contamination and an informative relating to the submission of a demolition notice.

West Sussex County Council: No highway objection. Two new accesses will be required for the new dwellings. The new accesses should be constructed in crossover construction in accordance with the specification obtained from WSCC. I would also seek that the driveway is constructed in a bound material and not left as a loose material that may then be carried onto the public highway.

The applicant will have to demonstrate adequate on-site parking and turning for both the existing and proposed dwellings and also show 2m x 2m pedestrian visibility splays at the back edge of the footway running past the site. The proposed level of parking does not exceed the WSCC maximum parking standard. In terms of parking layout, an adequate area of hardstanding is available to permit turning within the site. Recommend that cycle parking is provided in line with the WSCC minimum standards. In terms of vehicular movements, the proposed dwelling is unlikely to result in any material increase or any detrimental impact.

If the LPA are minded to approve this application a condition securing cycle parking, pedestrian visibility splays and the new accesses should be included. The development requires a sustainable transport contribution of £2,350.

South Downs National Park: No comments received

Southern Water: Details of means of disposal of foul and surface water are required.

Lancing Parish Council: Committee had no objection as this was a better use of the land and would increase housing stock in the area. However Committee had reservations that an attractive house would be lost to the street scene.

Representations

1 letter received from the occupier of 32 Ring Road making the following comments:-

- As this is an outline application it is impossible to assess the permanent impact
- Building line should be maintained to retain privacy
- Existing trees and shrubs on the western boundary of No.28 should be safeguarded as far as possible
- On street parking is a concern

Relevant Planning Policies

Adopted 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’ ‘Good Practice Guidance Note: Internal Space Standards for New Homes’ (ADC 2010)
Assessment of Saved Policies against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal is for new housing 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 existing house is of decent construction and is of a traditional 1930s appearance in common with many other houses in Ring Road. The house enjoys a large plot and it could be argued that it currently represents an inefficient use of land. 32 Ring Road to the north west has a slightly smaller plot but the others in this part, and on this side, of the street are almost half the size. There are much smaller plots opposite.

It is considered that the subdivision of the plot is possible without causing undue harm to the visual amenities of the area. It would result in two plots of about 751sqm which would be smaller than many but also equitable or larger than others in the street. It would not be out of character therefore.

The loss of the existing dwelling is regrettable as it does not appear to be in such a condition that renders it uninhabitable. The applicant did initially seek informal advice on retaining the house and constructing a dwelling to the north west. This would have resulted in a rather narrow and smaller plot which would not have been successful in visual terms, hence the current proposal. On balance, the loss of the existing house is not sufficient reason alone to justify refusal of the application.

The outline layout shows that 2 houses would fit on the site without appearing cramped. Adequate space to the boundary could be retained without requiring the loss of any mature trees. The front of the houses would maintain the ‘building line’ on this side of Ring Road where houses curve around the bend in the road.

It is therefore considered that in visual amenity terms the proposal is acceptable.

Residential amenity

The illustrative layout suggests that 2 houses could be constructed without detriment to the residential amenities of neighbouring dwellings. The dwelling nearest to 26 Ring Road would be slightly closer to the boundary and is shown as projecting further to the rear. There is a first floor window in the side of No.26 which faces north-north west but it is not considered that there would be a serious loss of amenity to the occupants of No.26.

To the north west, No.32 is some 10m from the boundary and on higher ground and would not be adversely affected by the proposal. Side windows can be controlled through a planning condition and there is reasonable

vegetation within the garden of No.32 to ensure privacy screen is retained even with the clearance of shrubs from within the garden of No.28.

Accessibility and parking

The existing vehicular accesses could be retained for each dwelling. The Design and Access Statement suggests that the houses could have integral garages and there are no highway concerns about safety or parking provision.

Recommendation

Subject to completion of a satisfactory section 106 Obligation undertaking to pay the sustainable transport contribution of £2,350, **APPROVE** for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Outline permission
2. Approved outline plans
3. Permission is for 2 detached 2 storey houses
4. Drainage
5. Tree protection
6. Cycle and car parking to be provided
7. External materials
8. Details of levels to be provided
9. Side windows to be obscure glazed and non-opening

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.

Informative: Precautionary contamination.
Demolition Notice

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

Case Officer: Peter Barnett Date: 9 July 2013

Authorised by: Gary Peck Date: 9 July 2013