Expiry 25/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0465/07 **Recommendation – Refuse Application**

Site: **5 Hillbarn Parade Upper Brighton Road Sompting Lancing**

Proposal: **Detached chalet style bungalow**

The Application

The site is located to the north of the Upper Brighton Road within the built up area of Sompting. The site also falls within a neighbourhood shopping policy area. To the east is a row of semi detached and detached bungalows which are at a higher ground level than the site which front Upper Brighton Road. To the west is Hillbarn Parade a row of properties with commercial uses at ground floor such as shops, takeways and residential use at first floor, these properties have rear yard/gardens.

This application is the resubmission of a similar application which was refused in April 2007 (ADC/140/07) permission was sought to demolish an existing prefabricated single storey pitched roof building which is currently used as a plumbers store and build a one bedroom chalet style bungalow. It was proposed that the footprint of the building would be increased to 6.5 by 6 metres and the height of the building will be increased to 5.8 metres with a hipped gable roof. The building will have a living/dining room, kitchen and W.C at ground floor level with a bedroom and ensuite in the roof space. A flat roof dormer window is proposed to the rear (east) of the property and two velux windows to the front (west). This application was refused on a number of grounds including, overdevelopment, detrimental to the amenities of the local environment, the excessive levels of traffic noise and poor air quality that would be detrimental to the amenities of the future occupiers of the dwelling, lack of amenity space, lack of adequate hard standing space to park a vehicle clear of the footway.

The current application seeks to address the reasons for refusal through the submission of additional information which includes: -

- Details of measures to be taken to reduce the impact of the noise of the road on the future occupiers of the new dwelling, which include, triple glazing, internal-dry lining of the roof with laminated plasterboard and a forced air ventilation system.
- A detailed site plan scale 1:50 showing the parking space within the site, areas proposed for cycle parking and refuse storage and identifying proposed garden area.

Consultations and Representations

Highways Agency: - No objection

County Transport Planning Services: - No objection – The Highways Authority have objected previously to a similar application due to the apparent substandard length of the hardstanding for car parking. It is shown in the current application that a slightly substandard car parking space of 4.6 x 2.6 metres is just possible, therefore no further objection is made subject to relevant conditions and covered cycle parking. A TAD contribution of £1, 138 would be required.

Environment Agency: - No objections in principle subject to planning conditions relating to contaminated land and drainage.

Director of Services: - Environmental Health – The provision of triple glazing will provide satisfactory internal noise levels however the PPG24 NEC standards refer to open sites and clearly relate to external areas as well. No suitable acoustic attenuation is proposed or indeed likely to be possible.

Due to the site being located on a busy roadside and near traffic lights it is likely that this would result in an Air Quality Management Area having to be declared with the consequent problems this entails.

Therefore an objection is made on the grounds of noise and air quality.

Sompting Parish Council: - The Council Objects as in previous application. It feels that this is an unsuitable location for a residential property, will exacerbate parking problems and overlook existing properties.

Third Parties: - 2 letters of objection have been received from No. 118 Upper Brighton Road and 3 Hillbarn Parade on the grounds that: -

- The design and appearance will not match with other properties within the parade.
- Overlooking, loss of privacy.
- Loss of light.
- The property is too close to the main road which is a highway safety issue.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-16 (2005): LOC1, NE1, NE2, CH1, ERA1, DEV1, DEV4, DEV5
Adur District Local Plan 1993-2006 (1996): AG1, AB25-27, AT12, AH1, AH2, AH11 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No. 2 'Space Around New Dwellings and
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)
PPG13 'Transport' (DTLR 2001)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

The above policies encourage redevelopment to help meet the demand for dwellinghouses suitable for small families, single persons, the elderly, as well as affordable housing, and to make best use of urban land. This is encompassed in Structure Plan policy LOC1 but it is on the proviso that 'the impact on the character of the area and the environment, resources and assets of the County is acceptable' and also in allocating sites in Local Plans, that account should be taken of 'the need to protect and enhance the qualities and characteristics of settlements which local communities value.'

Policy DEV1, entitled high quality development, states that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality taking into account the need to, amongst other things, integrate with and where possible enhance adjoining land uses and minimise conflicts between land uses and activities; have regards to context including site characteristics, townscape/streetscape, views into and out of the site and building styles/materials; give high priority to pedestrians and reduce dominance of cars; create a high quality socially-inclusive adaptable environment; protect and enhance biodiversity; ensure energy efficiency; and meet the needs of service providers.

Policy AH2 of the Adur District Local Plan, related to housing development by way of infilling and redevelopment, expects development to be designed so that its appearance, character and scale create a pleasant place to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout; respect for the natural features of the site, including trees; no unneighbourly effect on the existing dwellings by loss of privacy, light, outlook or open amenity space; adequate access and parking arrangements and accordance with adopted standards (in this case the Council's DC Standard No. 2 'Space Around New Dwellings and Flats' 1996.

As stated above the site lies within an area allocated in the Adur District Local Plan for neighbourhood shopping facilities. Policy AS5 states that the Council will seek to retain a predominant shopping use within this area and will not

normally permit changes to non-retail uses at ground floor level. It is not considered in this case that the proposal should be considered in the light of this policy as although the site is located within this policy area the building is not as existing a retail use therefore its change of use would not affect the provision of retail uses in this locality.

Residential Amenity

The main properties to be affected in this case are the adjacent bungalow to the east; No.118 Upper Brighton Road, (the occupier of which has made representations) and the end of terrace property No. 4 Hillbarn Parade to the north west. The bungalow to the east is at a higher ground level than the site and there is a high Leylandii hedge on the boundary which screens the existing building to some extent and would screen the roof area of the proposed building. There are windows on the side elevation of the existing neighbouring bungalow which would face the site however it is not considered that there would be an adverse impact on the amenities of this neighbouring property. The rear dormer window of the proposed building which would face this property will be fitted with obscured glazing, therefore if the hedge in the future was to be removed there would be no overlooking between these properties.

No. 4 Hillbarn Parade is located at an angle to the side of the existing building at a minimum distance of 6 metres. On the side elevation of this property there is what appears to be a landing window which would overlook the site. However due to the angle of the buildings and the fact that there is only a first floor landing window to the side of the proposed building there is not considered to be any adverse impact on the occupiers of the neighbouring properties in this case.

The residential amenities of the future occupiers of the existing property are a consideration in this case. The proposed dwelling is located in close proximity to a busy road with poor air quality and high levels of noise as identified by the Environmental Health Officer. The applicant has stated in the accompanying 'Design and Access Statement' that the new dwelling will be fitted with triple glazing with cavity walls dry-lined internally with a laminated plaster board with ventilation through a forced air ventilation system. However as stated above Environmental Health are still objecting to the proposal, due to the fact that the noise will affect the entire site, including amenity space and this combined with the poor air quality at this site make it unsuitable for an additional dwelling in this case.

The proposed dwelling also does not have any amenity space provided other than limited space around the outside of the building which is only sufficient for access and for cycle and bin storage. In this current resubmission the applicant has provided a site plan at 1:50 to identify areas of amenity space to the south, east and north of the building. This provides a total of 50 metres squared of space however also included in this area is the cycle storage and the refuse area. Development Control Standard No. 2 Space Around New Dwellings and Flats' states that a small semi detached or

detached dwellings up to 3 bedrooms should have a garden area of 85 square metres. This proposal does not meet this minimum standard and it is considered that the garden space which is provided is not of adequate quality. The maximum width of garden area is only 2.2 metres with the minimum width to the rear of the property at 0.6 metres. It is not considered that the dwelling incorporates adequate standards of residential amenity in terms of open space and outlook it therefore does not comply with Policy AH2 of the Adur District Local Plan and DC Standard No. 2 Space Around New Dwellings and Flats.' The site due to its location and limited size is not suitable for a dwelling in this case.

Density, Character and Appearance

The proposed design and scale of the building is not considered to be detrimental to the street scene which would in itself warrant a refusal in this case. The ground level is lower than the adjacent properties to the east and this reduces the height of the building and its bulk and scale when viewed within the street scene.

Having said this; the size of the site is limited and there is only a distance of 6 metres proposed between the existing dwelling and both the neighbouring properties to the east and west. The increased height and footprint of the building is considered to represent overdevelopment of the site which although would not be detrimental to the street scene as detailed above it would provide an unacceptable space for a new dwelling in this case.

Parking and Access

The plans submitted show one proposed parking space and a cycle store to serve the proposed new dwelling, which is considered acceptable in this case due to the size of the dwelling and its sustainable location. It has been demonstrated and the Highways Authority is satisfied that the space provided to the front of the dwelling is of adequate length to accommodate a car without any obstruction to the public highway. The proposal would therefore comply with policy AT12 of the Adur District Local Plan.

Recommendation

REFUSE on ground that :-

1. H13BR (Inadequate size of plot and overdevelopment)
2. The proposed dwelling would be exposed to excessive levels of traffic noise and poor air quality which would be detrimental to the future occupiers of the dwelling and would be contrary to Policy AH2 of the Adur District Local Plan and DEV1 of the WSSP.

Case Officer.....Date.....17/9/06.....

18/9