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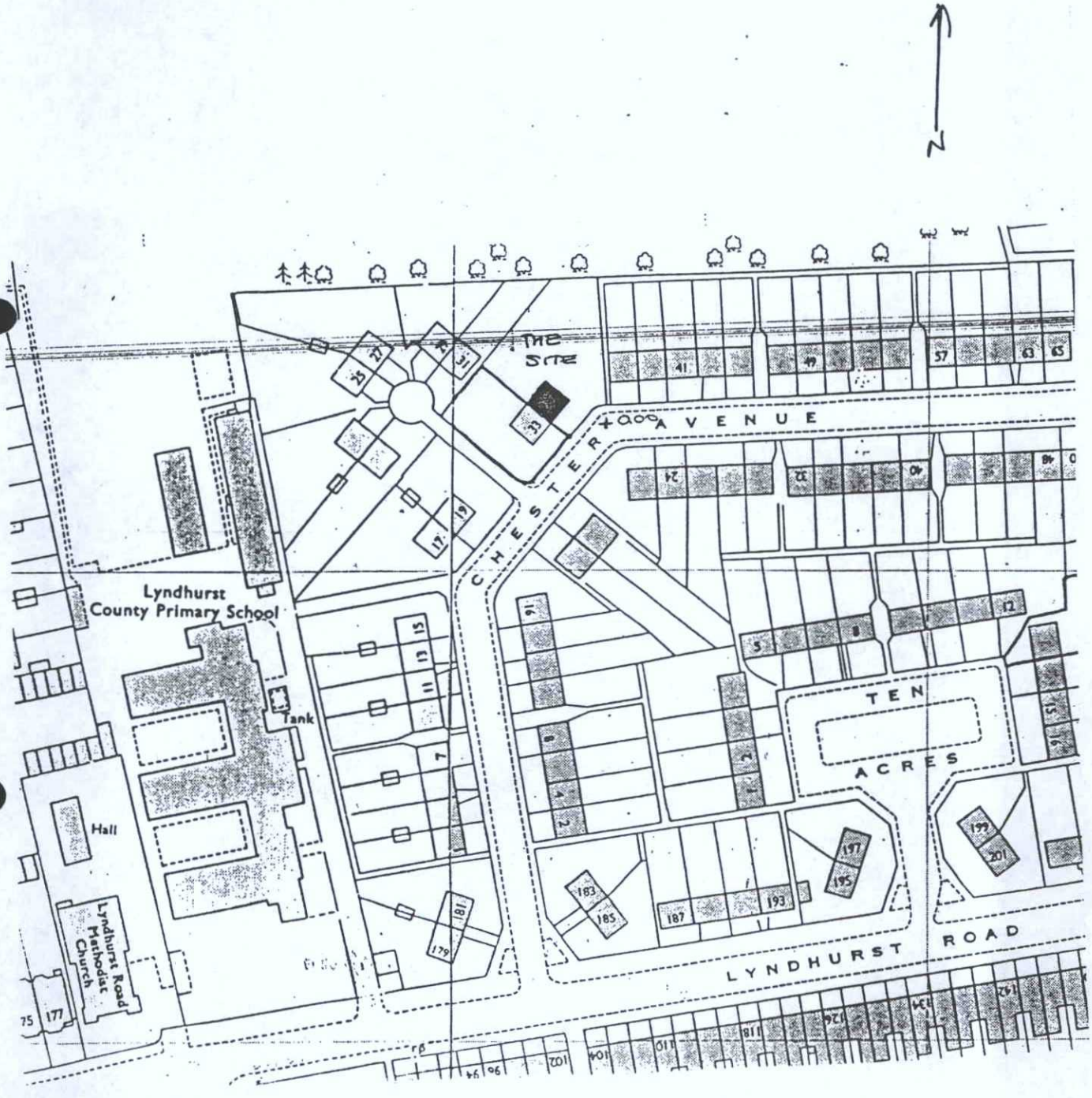
FLOOD RISK ASSESSMENT

PROPOSED ATTACHED DWELLING

35 CHESTER AVENUE,
WORTHING,
WEST SUSSEX.

1. SITE PLAN



Site plan 1:1250

2. SURVEY

Site levels

No datum levels indicated on Land Registry plan, so datum assumed for road level adjoining property = 0.00m

Ground floor level of new and existing properties = 0.25m

First floor level of new and existing properties = 2.45m

There are no changes to levels. However the section of land to the north believed to be in the floor risk area is between 800mm to 1m below datum level, and the ground floor level is well above this

3. ASSESSMENTS

Existing surface water falls to existing guttering to existing rainwater pipes, which are assumed to be satisfactory. These then discharge into trap gullies, and then into either combined or surface water sewers.

New surface water that is generated from the new roof area will discharge into new soakaways on the site.

The main footprint of the property will be doubled, due to the addition of the proposed dwelling.

It is believed that there are no other water sources in the area. (Teville stream runs nearby, but is believed to be far enough away from site to not affect the proposals)

For the above reasons, it is believed that the Environment Agency's consent should not be required for this proposal, as there is no proposed development, only alteration of the existing building.

Not Set

Not Set



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	02 November 2007
SLA Number	Not Set

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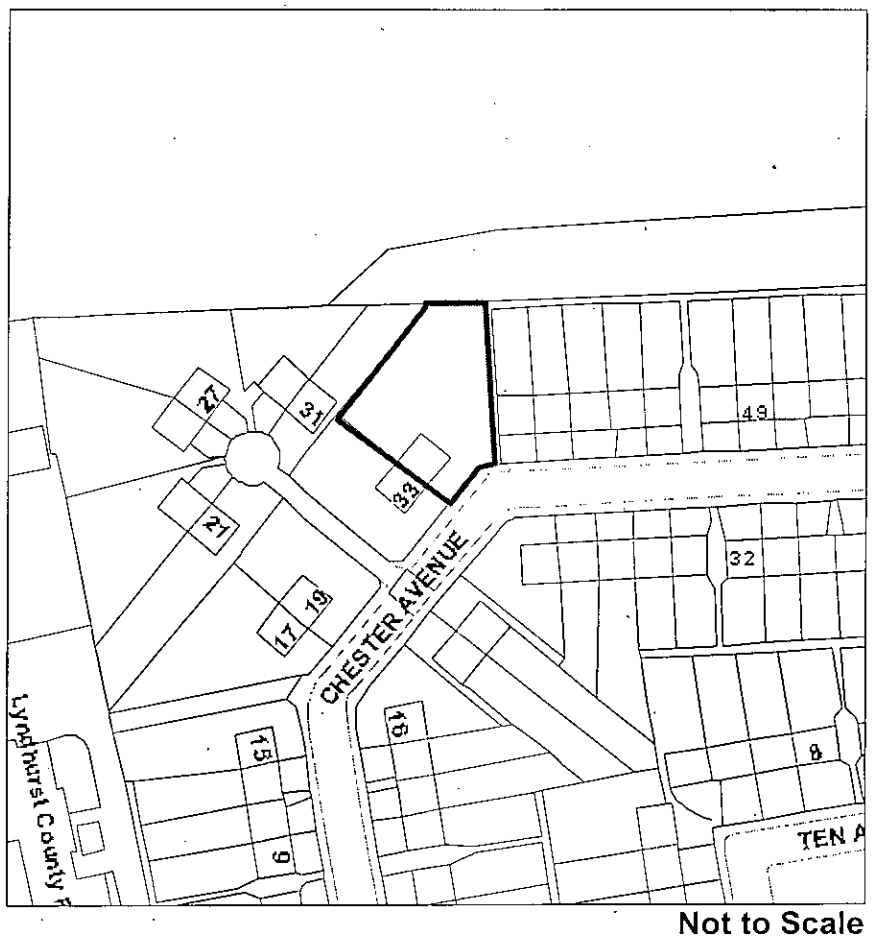
Mr A J Salter
M Preston Esq

WB/07/1355/FULL
SEL
CW

Location : 35 Chester Avenue

Proposal: Erection of a three bedroom terraced dwelling house.



Not to Scale

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1. THE PROPOSAL AND THE SITE

Chester Avenue is a narrow road with uncontrolled on-street parking that links Lyndhurst Road and Ham Road. Property Nos. 21 to 31 are positioned around a cul-de-sac off the main highway, with pairs of semi-detached dwellings fronting Chester Avenue on each side of the access arranged in a symmetrical pattern. The properties sit in a residential, predominantly inter war estate characterised by two-storey dwellings arranged in a formalised pattern in rows of terraces. These typically have painted render external walls and hipped roofs.

The application site concerns a plot formed by the sub-division of the curtilage of No. 35 Chester Avenue. By virtue of its corner position this property benefits from a substantially larger plot than most. Full permission is sought for an additional dwelling, which would extend the pair of semi-detached properties into a terrace of three. In terms of design, external finishes, windows and size, the new dwelling would match the existing houses as originally built. Cycle and bin storage is proposed in an existing detached outbuilding presently used as a garage. The boundary between the new build and the existing house would be delineated by a timber fence.

Internally the dwelling would comprise lounge, kitchen and bathroom on the ground floor with three bedrooms on the first floor – an exact mirror of the existing house, No. 35. All windows and doors would be front and rear facing, with the exception of the landing window in the flank wall, which would have a north easterly aspect.

The new house would be in a medium flood risk area, the northern part of the curtilage within a high risk flood zone, hence the submission of a Flood Risk Assessment (FRA) and consultation with the Environment Agency. Ground level at the rear of the house would be some 800mm below that of the street.

2. APPLICANT'S DESIGN AND ACCESS STATEMENT

"Amount

The proposal is to extend the existing property to form one new dwelling.

Layout

A three bedroom house is proposed on two floors in an exact copy of the adjoining unit.

New entry doors and ground floor windows will be of a 'Secured By Design' type for maximum security.

Scale

The maximum overall dimensions of the proposal will be as follows:-

Height – 7.7m to rear of property
Width – 6.0m to match existing
Depth – 6.55m to match existing

Landscaping

The existing landscaping will be retained and tidied up as required. New planting to be agreed in the rear gardens.

The front gardens are already given up to tarmac car parking spaces.

Appearance

The appearance of the proposal will be white painted pebbledash rendered walls, with white PVCu double glazed windows. The roof is in bold roll tiles. All details to match the existing dwelling.

Use

The use of the proposal will be residential.

Access

The new property will be accessed across the existing crossover, for vehicles and pedestrians. Cycle storage will be provided in the shed in the rear garden.

East Worthing railway station is within walking distance and the Pulse bus service runs along Lyndhurst Road, with the nearest stops between Windsor Road and Gannon Road, approximately 300m walk from site.

Flood Risk Assessment

The key points include the ground floor of the existing property and the new build being 0.25m above street level whilst, owing to the drop in ground level, the ground floor level at the back of the house would be at least 1.05m above ground level.

Surface water that is generated from the new roof area will be discharged into new soakaways on the site."

3. CONSULTATIONS

The **Assistant Director (Health and Housing)** raises no objection subject to conditions controlling hours of construction and the securing of a scheme for dust suppression.

The **Highway Authority** raises no objection, commenting as follows:-

"*The property is situated close to Worthing town centre. In terms of transport the property is situated in a sustainable location. The property is within walking distance of a range of services and public transport, hence there is no reliance as such on the use of the private car. This application therefore is in compliance with PPG13 and Policy DEV4 of the West Sussex Structure Plan 2001-2016 in encouraging the use of sustainable transport.*

Cycle parking should be included, if not already...this must be secure, covered and be capable of storing at least one cycle per bedroom..."

The comments of the **Environment Agency** in respect of the flood prevention and mitigation measures proposed are awaited.

The **Chief Engineer** raises no objection subject to imposition of a condition requiring a scheme for the disposal of surface water.

4. REPRESENTATIONS

None.

5. RELEVANT PLANNING HISTORY

The site has been subject to four previous applications, the first dating back to 1990 and 1991 whereby outline proposals for a detached two storey house were both refused and subsequently dismissed at appeal (20/90 refers). The sizeable gaps between the semi-detached houses of Chester Avenue were described as contributing to the character and appearance of the area, offsetting the continuous built frontages of the terrace rows, and in the case of the proposal site allowing views of the school playing field to the north of the plot.

Whilst the Inspector also concluded that parking spaces in front of the existing dwelling, No. 35 Chester Avenue, would detract from the appearance of the area such arrangements are now in existence, having been implemented as permitted development.

Two further applications followed much more recently, WB/05/0279/OUT (withdrawn) and WB/05/0983/OUT – refused in November 2005 for reasons of its cramped appearance and discord with the character and layout of existing development as well as harm to neighbour amenity and an unacceptable parking arrangement. Both proposals were again for a detached dwelling but, being single storey, differed from the earlier submissions of the 1990s.

6. PLANNING ASSESSMENT

The main issues are whether the development is acceptable in principle; whether the use would have a detrimental impact upon the amenities of neighbouring occupiers; and in visual terms, whether a new dwelling could be accommodated within the plot while remaining in keeping with the character and layout of the street and access and parking, along with flood risk issues. The scheme should therefore be considered against Policies BE1 and H18 of the Saved Local Plan, Policies DEV1, DEV4, DEV5, CH1, NE1, NE2 and NE3 of the Saved Structure Plan, PPS1: Delivering Sustainable Development, PPS3: Housing, PPG13: Transport and PPS25: Development and flood risk.

In principle, the Development Plan is supportive of schemes for additional dwellings within the Borough in brownfield sites in sustainable locations and this contributes to meeting Structure Plan targets.

The design and appearance of the proposed dwelling is considered acceptable, the architectural style harmonising with the existing properties – save the asymmetry of the front door access. Whilst the street is characterised by semi-detached and terraced houses, it is not considered that introducing a row of three properties would be unduly detrimental to the planned layout or street rhythm of the estate. The northern end of the new build would be set behind the building line starting with No. 37 Chester Avenue along the northern side of the road, but owing to the angle of the highway, the whole of the new dwelling's frontage would be visible from the street and more importantly, a gap of some 4 metres would remain between No. 37. This would enable the retention of a view through the playing fields to the north of the site and keeping a degree of separation in keeping with the layout of the existing housing blocks. Whilst the new dwelling would comprise the present open view on the southern approach to the site, in your Officers' opinion and in consideration of recent appeals cases, it is felt the benefits of providing the new dwelling would outweigh the partial loss of this open view.

In terms of residential amenity it is not considered the proposal would be harmful and result in undue overlooking, overshadowing or loss of privacy. The only window in the side elevation would serve a staircase and a condition can be imposed to ensure that this is obscure glazed. The rear garden of No. 31 Chester Avenue would be located approximately 12.5 metres to the rear of the new dwelling but no greater degree of overlooking would occur over and above that caused by No. 35 Chester Avenue.

In terms of access and parking the site is in a sustainable location whereby future residents need not be wholly reliant on the private car. The applicant has indicated an existing outbuilding could be used for covered storage of cycles. Up to two off-street car parking spaces accessed via an existing crossover would remain in front of both the existing and proposed dwellings. Whilst this arrangement might be considered less than ideal in visual terms, the arrangement presently exists and is not out of keeping as many other properties in Chester Avenue have off-street parking in front gardens.

On balance, it is considered that the proposal is acceptable and it is recommended that permission be granted.

7. RECOMMENDATION

Planning permission be granted subject to the following conditions:-

1. C1AREV Revised Standard Full Condition 3 YEARS
2. C4B Erect walls/fences before occupation.
3. No dwelling shall be occupied until the covered cycle parking spaces shown on the approved plans have been provided and constructed to

the satisfaction of the Local Planning Authority. The parking facilities so provided shall not thereafter be used for any purpose other than the parking and garaging of cycles.

4. C6F Measures for surface water discharge.
5. C6K Park/unloading area during construction.
6. C6L Materials/plant area during construction
7. C7G Limitation on hours of construction.
8. The materials and finishes of the external walls and roof of the new dwelling hereby permitted shall match those on the existing building, No. 35 Chester Avenue.
9. C13L Sustainable development

8. BACKGROUND PAPERS

Observations of the Highway Authority
Observations of the Chief Engineer
Observations of the Assistant Director (Health and Housing)

22nd January 2008