Development Management – Delegated Officer Report

Application Number: AWDM/1633/19 Recommendation: APPROVE

Site: 69 Highdown, Southwick

Proposal: Proposed 2no. two-storey two bedroom dwellinghouses to east of existing house

Date of Site Visit: 14 November and for preliminary enquiry

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for the erection of 2 x 2 bed dwellinghouses to be attached to the north east of the existing property, number 69 Highdown, which currently comprises the eastern half of a semi-detached pair. The subject property itself currently has a large side garden which is enclosed by a close boarded fence.

As a result of the proposal, the group of dwellings would become a terrace of 4 therefore. No parking is proposed (the site is set back from the road with a grass verge intervening).

As well as the triangular grass verge in front of the property, there is also a grassed area to the east beyond which is Highdown Close, which is a cul de sac with properties grouped around a turning area at the end of the road. The flank elevation of the nearest property, number 1 is about 26 metres from the back edge of the existing property the proposed dwellings are set further back than the existing but because of the angle, the separation distance would be little different to the existing. There is some screening between the properties from a small belt of trees outside of the application site and any other residential curtilage and there is a small first floor window visible from number 1.

The prevailing character of the area is generally of semi detached properties, although there is a group of 4 properties across Highdown close to its junction with Ridgeway which is clearly visible from the application site. Relatively few of the surrounding properties have off road parking although number 67 does as do some of the properties opposite the application site

Planning History:

Detached three-bedroom house on east side with parking space – application withdrawn in 2008 (ADC/0199/08) (an access was proposed to the rear).

Consultations:

Environmental Health (Public Health) - no objection subject to condition:

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Environmental Health (Private Sector Housing) – no objection

Technical Services

I have the following comments on flood risk and surface water drainage.

Flood risk- The application is within flood zone 1, and is not shown as being at risk from surface water flooding. I therefore have no objection to the proposed development on flood risk grounds.

Surface water drainage- the application form states that it is proposed to dispose of surface water to soakaway. This is acceptable in principle, but no detail has been submitted to support this. Therefore, if you are minded to approve this application please apply a condition and informative to ensure the development is adequately drained and does not increase flood risk elsewhere:

Southern Water

No objection subject to informative

West Sussex Highways

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for erection of 2 two bedroom dwellings located on Highdown which is an unclassified road subject to 30mph speed restrictions.

This proposal does not include parking arrangements therefore comments regarding a vehicular access are not required. Pedestrian access will be gained via the access of the existing dwelling.

A nil car parking provision is proposed for the new dwellings. The revised WSCC Car Parking Calculator would expect 4 spaces to be provided for this development. Whilst on-street car parking is limited in the immediate vicinity, there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is situated within a walking distance from local shops and amenities. The closest train station is Southwick which is approximately 22 min walk. Cycling is a viable option within the vicinity and secured and covered cycle storage can be provided within the site. A suitably worded condition is included below if the Local Planning Authority considers cycle parking achievable.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Representations:

6 letters of objection have been received on the following grounds:

- Overlooking to front of property resulting in a loss of privacy
- Will add to ongoing problems in an already congested area
- Highdown Close & Ridgeway exits are already a dangerous blind spot
- All of the junctions onto Highdown have blind spots on corners
- There is no off street parking in Highdown which itself results in parking in Highdown Close which has a horse field, playing field, allotments and garages beyond which leads to traffic passing through

Relevant Planning Policies:

Adur Local Plan (2017):

Policies 3, 12, 15 and 20

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issues in the determination of the application are the effect upon the character of the area, the amenities of neighbouring properties and parking/highway safety.

The application site is within the built-up area as defined by the Local Plan and given the housing need in the District, the application is acceptable in principle. Indeed, a 'windfall' site such as this is one that needs to be considered positively.

Although the character of the area is generally defined by semi-detached properties, it is not considered that a terrace of 4 properties would be sufficiently out of character to warrant a refusal. There is another terrace of 4 properties almost

opposite the application site and the subject property is unusual in the locality in having a well sized side garden area with a further section of grassed area beyond. The existing fencing surrounding the side garden area itself is unusual for the prevailing character of the area.

The 2 proposed dwellings would be staggered slightly and with the slight bend in the road, it is not considered that they would be intrusive in the street scene.

A representation has been received regarding loss of privacy, although not from the property which is closest to the application site to the north which is number 1 Highdown Close. This property has a small window in its side elevation at first floor level but is in excess of 26 metres away from the application site, therefore exceeding the Council's overlooking standard. In any case, the proposed dwellings are at a slightly more oblique angle than the existing dwellings and there will be little difference to the relationship with the existing dwellings. There is a partial tree screen as well although in winter time, its screening would allow a view between properties.

The objection on overlooking grounds has been submitted by number 3. This property is directly to the north of the application site and hence the existing properties are at a more oblique angle than the proposed dwellings. However, the distance between the proposed properties and this existing dwelling is approximately 40 metres, therefore well exceeding the Council's overlooking standard, and an objection on the grounds of overlooking to a front facing elevation which is visible from the public viewpoint is difficult to justify in any case. There are no planning grounds for resisting the proposal on these grounds therefore.

The remaining concern, which is expressed in the other objections to the application, relates to parking/highway matters. It is evident that many of the properties do not have off street parking, as would be the case with the proposed 2 dwellings, and accordingly parking pressure in the vicinity is high. While not evident during the day, visits in the morning and evening have noted that often cars are parked very close to the corner junctions, where there do not appear to be any existing parking restrictions. The concerns of neighbours are therefore understandable.

However, national planning policy is quite clear that planning applications can only be resisted on highways grounds where the impact on the highway network is severe. The addition of 2 dwellings, given the number of properties in the vicinity, could not be considered in itself to cause a severe impact to the highway network and in the absence of any objection from the Highways Authority, there are no planning grounds to resist the application on this basis which could be successfully defended in the event of an appeal.

In national and local planning policy terms, the application is therefore considered acceptable.

Recommendation

01 Approved Plans

02 Full Permission

03 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

04 Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

05 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

06 Matching Materials

07 Approval of fencing

Informatives

1. Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

2. A formal application for connection to the public sewerage system is required in order to service this development. Please read Southern Water's New

Connections Services Charging Arrangements documents which has now been published and is available to read at https://beta.southernwater.co.uk/infrastructure-charges.
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119), www.southernwater.co.uk or by e-mail at developerservices@southernwater.co.uk

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

Case Officer: G Pech Date: 18/12/2019

Authorised by: K Appleton Date: 18/12/2019