Expired 16.09.09

Development Control – Delegated Officer Report

Application Number: ADC/0267/09 Recommendation - Permit

Site: **22 Steepdown Road Sompting Lancing West Sussex**

Proposal: **Detached five-bedroom dwelling (on two floors including rooms in roof) instead of 2 dwellings previously permitted (land to rear of no. 22)**

The Application

The application is the re-submission of a previously approved application for a pair of semi-detached chalet bungalows in land to the rear of No.2 Steepdown Road (ADC/0379/09).

The applicant states in their design and access statement that the original permission had been commenced and building work had proceeded to an advanced stage when the original development company experienced funding problems and the site was sold off by receivers.

Permission is now sought to retain and finish the existing shell as a single dwellinghouse rather than a pair. The proposals would result in only minor external changes which would comprise of the loss of the south side canopied front door, and the introduction of a ground floor bedroom window in the north elevation, and a 'back door' in the south side elevation. The internal alterations would comprise of the introduction of two doors at ground floor and one at first floor level, connecting the two-former halves of the dwelling. The internal layout upstairs would remain as approved with two bedroom suites, with home office and reading area, whilst the ground floor would be comprised of three bedrooms, kitchen, living room, office, home gym and two bathrooms.

Externally parking would be reduced by two parking spaces. An area of hardstanding would still be retained for refuse and recycling storage and parking of two cars for No.22 Steepdown Road.

Consultations and Representations

West Sussex County Council: The proposal is for a single dwelling with access onto Steepdown Road via an existing access point. From an inspection of the plans, there is no apparent visibility issue at the point of access due to the distance between the property and the carriageway. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal. However, it is recommended that a condition be attached securing 2x2m pedestrian visibility

splays at the existing point of access, and for secure cycle parking to the amount of 1 space per bedroom.

A request for a TAD contribution has been withdrawn by County Council on the grounds that a contribution has already been paid as part of the original development (ADC/0379/07).

Sompting Parish Council: No objection.

Third Parties: There have been three letters regarding the application.

The owner of No.19 Halewick Lane (east) has no objections to the proposed change to a single dwelling but would object to the increase in size of the rear dormer windows, which they state should be obscurely glazed if they were to be bathrooms.

The owner of No.20 Steepdown Road supports the application, and feels that the reduction in car use of the narrow driveway would be less dangerous and disturbing.

The owners of No.14 Sedbury Road, to the north state that they have no problems with the proposed redevelopment, however, they would object if the trees that remain on site are cut down.

Relevant Planning Policies and Guidance

The South East Plan 2006-2026 (GOSE2009): SCT1, SCT5, SP3, CC6, H1-2, H5, BE1-2
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH1-2, AH5, and Appendix 11 '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 Sompting and the proposal constitutes infilling as provided for in both The South East Plan and Local Plan policies, in order to meet 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. 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 SCT1 gives priority to pro-actively pursuing sustainable economic growth and regeneration of the Sussex Coast whilst also protecting and enhancing its high environmental quality, its cultural and historic assets and promoting excellence in design of new developments in recognition of their importance to economic success and quality of life. SCT5 & H1 set housing targets for the Sussex coast sub-regional area and Adur for 2006-2026. These targets are to be met by focusing development in existing towns, by optimising the use of previously developed land. H5 aims to raise the quality, adaptability and sustainability of new housing and at higher densities (overall regional target 40 dwellings per hectare). T4 states that Local Development Documents should apply guidance on parking standards for housing in line with PPS3, reflecting local circumstances, and ensure sufficient and secure cycle parking for new flats and houses.

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'.

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.

Highways, Access and S.106 contribution.
The former application was subject to a s.106 TAD contribution of £2275 towards sustainable transport improvements within the area. This was paid on 19 June 2008. It is considered that given that the previous development was never fully completed and that the proposals are a reduction in the number of dwellings that another financial contribution would be unreasonable. West Sussex County Council have subsequently withdrawn there request for an Additional TAD contribution of £2,000.

Density, character and visual amenity
The surrounding area is at a lower density than that set out in Government guidance and the South East Plan, being 25 dwellings per hectare (dph) whilst No.22 Steepdown Road was originally only 5.5 dph. The single dwelling as proposed would result in the site having a density 10 dph, which is still far below Government guidance, but it is considered that this low density is justified, as a large portion of the site would be taken up with the proposed driveway and parking shared by No.22 and the new dwelling, in addition for the need for the new property having to fit in with the character of the locality and not appear out of keeping. The loss of the additional dwelling given the financial circumstances of the original company are considered to be justified.

The form and appearance of the bungalow would not be changed in a significant way, and the loss of a single front door would not be unbalancing or out of character for the resultant building. The property has been built in compliance to a schedule of conditions which the former approval was subject to. However the driveway, parking area and gardens which surround the dwelling are still unmade, and it is considered that their details should still be subject to approval by the LPA by condition.

Residential amenity
As part of the initial attempt to implement the two semi-detached dwellings the planning condition relating to details of fences and/or walls which safeguarded the amenity of the surrounding dwellings had been partially discharged.

At the time of the site inspection it was evident that the majority of the site boundary had fences erected where it was considered necessary as part of the condition, however an area to the north of the dwelling where the site adjoins the rear of No's 8 – 14 Sedbury Road there was no fence erected. To retain privacy to the rear of these dwellings it is considered that a fence should be erected of a similar height (1.8m) as to the boundary of No's 20 & 18 Steepdown road to the south. Provided the introduction of the fence to the north of the site is secured by condition, the addition of the new bedroom window in the north elevation would not result in loss of privacy to the rear of No.10 Sedbury Road.

Trees
The neighbour to the north (14 Sedbury Drive) who has sent a letter of representation has stated that they would object should further trees be felled from the site. During the current application period a number of conifer trees were removed from the northern boundary of the site. These trees were not subject to a TPO and as the site is not within a Conservation Area the act of felling the trees was lawful. The trees were sited directly adjacent to the north side boundary where further details are requested by condition (see below). It is considered that the implementation of an approved planting scheme and a sufficiently high boundary to the north side would ensure that the privacy and amenity of the properties to the north would be retained. The loss of the conifer trees does not warrant the refusal of the application in this case.

Other matters
The previous approval was subject to planning conditions referring to: parking and access facilities; details of kerb construction; vehicular turning space; vehicular visibility splays at the point of highway access; access driveway construction and layout details; contractors vehicles and plant etc. storage; vehicle wheel cleaning facilities; landscaping; and waste storage. However no information has been submitted with the current application which addresses such conditions.

The dwelling maintains the footprint and siting of the original approval and as such it is evident that there is space on site for the turning of vehicles without requiring a condition as per the original planning permission (No.5), consequently this condition is considered unreasonable.

Confirmation was made by the Highways Officer that visibility splays of 2.4m by 43 metres is attainable at the point of access without any of the site being dedicated to them, as a result it is considered that the original planning condition (No.7) is no longer required.

The dwelling itself is in the same location as the original permission granted. The forecourt allows plenty of space for contractors vehicles, plant and materials (No.9), and it is considered that a condition requiring plans showing this information is not required.

Since the withdrawal of the Adur Core Strategy there is no Local Plan policy which requires that new dwellings shall achieve level 3 of Code for Sustainable Homes (No.14), or that they should meet 'Lifetime Homes' Standards (No.15). The original dwelling has so far been built to meet LHS and is considered that this would still be the case for a single rather than pair of dwellings. A further condition is considered unreasonable without policy backing, however the dwelling would comply with South East Plan policy CC5 'Supporting an Ageing Population' in that it has been designed so that it could be adaptable in future years. Policy CC4 of the South East Plan entitled 'Sustainable Design and Construction' does not set specific targets with regards to the Code for Sustainable Homes so it is felt that the original condition could not be justified on any new approval.

Since April 2008 as part of every new building erected a site management plan has been a legal requirement. The original partially built dwellings, were subject to this legal requirement as would be the current single dwelling. It has also been built to its current state in line with the Code for Sustainable Homes which includes: high accessibility to refuse recycling; high insulation build; energy efficient applicances; sustainably sourced building materials; recycling of all site waste. Given the lack of policy backing it is felt a condition requiring the proposed single dwelling meet Code 3 would be unwarranted.

Recommendation

APPROVE for reason that :-

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur district Local plan (AG1, AH2) and the South East Plan 2006-2026 (SCT1, SCT5, SP3, H1-2, H5)

Subject to:-

1. C1Ci
2. C7Ci – amended
   ....fences for the north side boundary adjacent to No's 8 – 14 Sedbury Road, and the north of No.22 Steepdown Road have been.....etc
3. C8Biv
4. C9F
5. C9H – amended
   The development hereby approved shall not be occupied until the full implementation of a driveway and surface water drainage system, details of which have been submitted to and approved in writing to the LPA.
6. C9S – amended
   No work on site shall be continued on site unless and until....etc
7. C11Ai
8. C12Eii – amended
   The materials and finishes of the infill panel on the west elevation of the dwelling and alterations hereby permitted shall, prior to occupation, be completed...etc
9. C18K
10. C8Gi – amended to refer only to cycles.

Case Officer: [redacted]
Date: 09.09.09 9/9/09

Planning Services Manager: [redacted]
Date: 14/9/09

Development Control Committee Chair [redacted]
Date: 14/09/09.