Development Control – Delegated Officer Report

Application Number: AWDM/0134/12 **Recommendation – Approve**

Site: **40 Mill Road Lancing West Sussex BN15 0PZ**

Proposal: **Demolition of existing dwelling and erection of replacement detached 2-storey dwelling**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises an unusual, timber-clad, 2-storey detached, pitched-roof house dating from the early 1960s, located on the east side of Mill Road. The dwelling occupies a generous-sized plot 15m wide and 47.5m deep. It is set well back from the edge of the highway by some 12 metres. The main 2-storey volume is centrally located with a single-storey element on the south side wrapping round part of the rear. There is a detached garage on the north side, set back into the rear garden. The surrounding land slopes up to the north so that the older-style chalet bungalow to the north, No.42, occupies higher ground, whilst the modern bungalow to the south, No.38, occupies lower ground. The site itself is relatively flat, but with a small step down into the rear garden (approximately 0.4m).

Permission is sought to demolish the existing house and erect a 2-storey, 3-bedroom replacement, with single-storey elements on either side and to the rear; the latter extending into the rear garden on the north side to provide a swimming pool and gym. The dwelling would primarily have a rendered exterior above a brick plinth with some elements of cedar-cladding. The roof would be covered in a dark-coloured slate or concrete/cement tile. The windows and doors would consist of grey aluminium powder-coated frames.

The proposed main dwelling would have a maximum depth of 23.8m and a maximum width of 12.8m, consisting of 2 bedrooms (1 with en-suite), a family room and kitchen, bathroom, utility room, hall, shower room, swimming pool and gym on the ground floor, and master bedroom (with en-suite and walk-in wardrobe), sitting room and study on the first-floor.

There would be no alteration to the existing vehicular access. A new pedestrian access is proposed on the south side of the frontage.

Relevant site history None

Consultations

Southern Water: Recommends an Informative advising the applicant that an application for connection to the public sewer is required to service the development.

Adur & Worthing Councils: The EHO recommends an informative advising the developer on the need to apply for a Demolition Notice. The contaminated land officer recommends a pre-cautionary condition relating to possible contamination.

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AH2
Internal Space Standards for New Homes (ADC 2010)
South East Plan (GOSE 2009): SCT1, SP3, CC1, CC6, H5, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is located within the built-up area and is not allocated for any particular use or purpose within the Adur District Local Plan. The existing dwelling has no particular architectural merit and there is no objection in principle to a replacement larger dwelling on this site.

National planning policy contained within the NPPF attaches great importance to good design, recognising that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings. It states (paragraph 58) that planning decisions should aim to ensure that developments (amongst other things):-

- Add to the quality of the area;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate development;
- Respond to local character and history and reflect the identity of local surroundings an materials, while not prevent or discouraging appropriate innovation;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Policy AH2 requires new residential development to be designed so that its appearance, character and scale create a pleasant place to live, in keeping with and enhancing the existing local environment with particularly attention

paid to architectural form, height, materials density and the layout of buildings, associated structures and hard-surfaces. Also, that it does not have an unneighbourly effect on existing dwellings by unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space and incorporates adequate standards of residential amenity for the future occupiers in accordance with the Council's adopted standards.

Visual amenity

Mill Lane is made up individual-style detached dwellings, primarily consisting of chalet-style houses and bungalows. There is no rigid front building line with dwellings typically set well back from the edge of the highway, within mature planted gardens. The narrow width of the carriageway combined with the lack of formal a footway on the west side, and the banked verge on the east side of the carriageway, lend the road a semi-rural feel. The existing dwelling appears as a prominent and somewhat anomalous form of development in this context by reason of its bulk and modern, shallow-pitched and gabled form, together with its unusual design incorporating a distinctive oversailing eaves and a first-floor balconies wrapping round the front and south side of the house.

The scale, form, siting and materials of the proposed replacement dwelling have been strongly influenced by the building envelope and footprint of the existing building.

The dwelling would be contemporary in appearance, with the main 2-storey element consisting of 2 shallow, mono-pitched roof forms with the southern slope positioned higher and marginally oversailing the northern roof. The former would have a maximum height of 6.1m, which is nominally taller than the existing shallow pitched roof, although the eaves on either side would be lower than existing.

The proposed dwelling would be sited on the same front building line as the existing dwelling. The main 2-storey bulk would not extend further north than the existing 2-storey north elevation (sited 3m from the common boundary with No.42). The proposed single-storey element on this side would be sited only 0.3m from the common side boundary, set back (east) 7.3m from the front of the house and extending 16.5m into the rear garden, occupying a similar, but larger, footprint to the existing detached garage building. A single-storey element proposed on the south side (set back 6.9m from the front of the dwelling) would be sited 1.6m from the side boundary with No.38. The 2-storey bulk of the dwelling would extend 2m further eastwards into the plot than the existing 2-storey dwelling.

The dwelling mass is articulated by staggering both the front elevation and the main 2-storey roof profile. The submitted drawings show various components of the dwelling as timber-clad, which would add further visual interest and help to break-up the mass of the building. The front elevation incorporates large, vertically proportioned windows, which are shaped on the upper floor to follow the angle and shape of the roof. The southern elevation incorporates first-floor large balconies, replicating the similar large balcony feature on the existing house.

The proposed dwelling would make a prominent addition to the street by reason of its bulk, modern form and appearance. However, it would likely appear less visually strident than the existing dwelling owing to a more successful modulation of the form and use of a palette of materials which help to break-up the visual mass of the building.

The rear garden length would vary between 11m and 22m, and would be 250 square metres in area. It therefore considerably exceeds the Council's minimum Standard in this respect. The Council's minimum Internal Space Standards are also exceeded.

Residential amenity

No.42 to the north comprises a modest-sized older style chalet dwelling. It is primarily clad in painted weatherboarding with a shingle roof. The main aspect of the house faces south towards the site, with feature bay windows and the main front entrance in this elevation. The dwelling has been enlarged at the rear (east) by a first-floor balcony.

Although the 2-storey bulk of the proposed dwelling extends no closer northward to the common side boundary than the existing house, it would extend further eastwards than at present. However, bearing in mind the separation distance (in excess of 7m) it is not considered the 'bulk' of the proposed replacement dwelling would be substantially more overbearing in effect than the existing house. The application is accompanied by a section drawing which seeks to demonstrate that the proposed development would meet BRE Standards for daylight to windows in the south side of No.42. Although the precise accuracy of the section drawing is unclear, it nevertheless satisfactorily demonstrates that having regard to the separation distance and the difference in ground levels, that the effect on daylighting would not be worse than the current situation (and if anything may be improved owing to the proposed lower eaves height on this side).

At present the south side of No.42 is overlooked by 1 clear-glazed first-floor window in the north side of No.40 (and one other obscured first-floor window serving a bathroom room). The submitted drawing show 3 first-floor windows facing this elevation serving a lobby area, en-suite and a wider window serving the study. It is considered that not only should the lobby and en-suite windows be obscurely glazed, but also the wide study window, as the section drawing shows this would be positioned below 1.7m within the room, and would afford view directly towards the balcony and rear garden at No.42.

Details of the swimming pool pump room and any associated external ducts, vents or plant should be required to be submitted for approval to avoid adverse noise implications.

To the south, No.38 consists of a modern, gable-fronted bungalow with an attached garage and drive on the north side. The garage is set well back from the front elevation with an attached car port or canopy in front. The main entrance to No.38 is on the north side accessed from the drive (under the canopy). In addition there are 2 windows on the north side, one of which is also under the canopy.

Although the proposed replacement dwelling extends deeper at 2 storeys into the plot than at present, the additional 'bulk' it would have little impact on the outlook or reception of daylight to the easternmost window in the north side of No.38 in view of the position of the latter under a canopy. The relationship of the proposed dwelling to the westernmost window in this elevation, and consequently the resulting impact, would be little different to the existing situation.

At present the existing large balconies on the first-floor front and south side of No.40 afford panoramic views over the roof of No.38 towards the sea. The proposed design also incorporates a large balcony on the south side and in most other respects this would be considered an unsympathetic and unneighbourly feature. However, in the circumstances it would be difficult to resist this element of the proposals which replicates a distinctive feature of the existing house.

The flank wall of No.20 Heyshott Close adjoins the rear (east) site boundary. There is a first-floor window in the gable of No.20 (apparently clear-glazed) which overlooks the garden of No.40. However, the separation distance of 22m between the 2-storey rear of the proposed house and the flank wall of No.20 accords with the Council's minimum Standard.

Access and Parking

The proposals involve the removal of the existing garage with no replacement provision. There is currently off-street space for up to 5 or 6 cars on the site. It is proposed to hard surface a larger proportion of the existing front garden area, but the overall level of off-street parking would not be substantially different to the existing situation. No specific provision has been made for secure cycle storage although there is adequate scope for suitable provision within the rear garden.

The submitted drawing shows the new pedestrian access would result in the loss of an existing mature tree on the site frontage. The tree contributes to the verdant character of this part of Mill Road and its removal is considered to be disappointing. There is no obvious compelling reason why the pedestrian access *must* be in the position show, whereas a slight re-positioning to the north (closer to its current position) would allow the tree to be retained. It is considered this matter would be adequately resolved by a suitably worded condition.

Other Issues

The EHO recommends a precautionary condition relating to possible contamination, but the site has not been specifically identified as potentially contaminated and an informative is considered adequate to inform the applicant of their responsibilities in the event of contamination being found during development.

Recommendation

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 or detract from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the South East Plan (SCT1, SP3, CC1, CC6, H5, T4, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials and finishes (including samples) to be agreed etc
3. Details of fascias/soffits and balcony to be agreed
4. No additional windows or other openings in side walls of the dwelling etc
5. No cables, wires, aerials, satellite dishes, pipework, meter boxes or flues to be fixed or fitted externally to the front elevation
6. Remove pd rights
7. First-floor windows in north side to be obscure-glazed
8. Details of pump room, associated plant/equipment including any external vents or ducts and sound insulation to be agreed and implemented
9. Notwithstanding approved drawing; position of proposed re-sited pedestrian entrance to be agreed to enable retention of existing tree.
10. Hours of construction
11. Construction method statement
12. Agree and implement cycle storage
13. Permission relates to approved plans:

Informative: Southern Water, Demolition notice and Pre-cautionary contamination

Is recommendation contrary to letter(s) of representation? No

Case Officer: Jo Morin Date: 29 August 2012

Authorised by: P Devonport Date: 30th August 2012