Expiry Date: 18 April 2016

Development Control – Delegated Officer Report

Application Number: AWDM/0065/16

Recommendation – APPROVE

Site: 341 Goring Road, Worthing

Proposal: Minor material amendment to reflect proposed changes to the building levels in relation to the planning approval AWDM/1727/14 for demolition of a workshop on the former Caffyns VW site and the erection of 17 dwellings comprising 9 no. two-bedroom houses, 6 no. three-bedroom houses and 2 no. two-bedroom flats with associated parking and landscaping.

Neighbours checked: yes Additional: no

Background, site and surroundings

The site lies to the south of Goring Road behind commercial premises within the Mulberry Neighbourhood shopping centre. A large part of the site was previously used for parking predominantly in relation to the Caffyns VW car showroom building at Mulberry Corner which is being converted to a Sainsbury's food store. The showroom does not form part of this application.

The remainder of the application site on the east side is also used for private parking in relation to the adjacent commercial and residential premises. Two narrow vehicular accesses serve this site but only the eastern one, adjacent to the public footpath, is under the control of the applicant and only this access serves the application site.

To the south of the site are residential properties which back onto the application site. These comprise two pairs of semi-detached cottages in Jefferies Lane to the south west and nine terraced two storey properties with very short rear gardens, known as Malthouse Cottages, to the south.

The Goring Conservation Area forms the western and southern boundaries of the application site.

Relevant planning history

Planning permission was granted for the demolition of the former Caffyns workshop and the erection of 17 dwellings comprising 9 no. two-bedroom houses, 6no. three-bedroom houses and 2 no. two-bedroom flats on 9 June 2015 (AWDM/1727/14 refers) subject to conditions and a Section 106 Agreement.

The development comprises 17 residential units in the form of 15 terraced two and two and a half storey houses with gardens and 2 apartments on the first floor of the parking barn with 8 parking spaces on the ground floor.

The layout creates four different building forms within three distinct character areas. On the south side, which are the houses affected by the current proposal, there would be a row of 4 rendered and slate roofed cottages with chimneys, flat roofed front door canopies and enclosed front gardens. To the west there would be an abutting terrace of six houses within the second character area formed within an enclosed courtyard served by two gateways. The 6 matching terraced houses would be on three floors with the top floors served by dormer windows. They would be constructed in brick with ground floor tiled entrance canopies.

Opposite the terrace of six and in a matching brick would be an industrial or workshop style building within the courtyard with ground floor undercroft parking for 8 vehicles and two flats above on the first floor.

At the far western end would be a two storey terrace in the style of 5 almshouses with small front gardens enclosed by walls and railings and a landscaped parking area for 10 cars.

Consultations
None

Representations
One letter has been received from a resident of Sea Lane who comments as follows:

- Access to Goring Road from Sea Lane is already difficult because of the volume of traffic and is more dangerous when vehicles need access from the service road. It would be safer if there was a roundabout at the junction.

Relevant Planning Policies and Guidance
Worthing Core Strategy 2006-2026 Policy 16
Worthing Local Plan saved policy H18
National Planning Policy Framework

Planning Assessment
The applicant has found following demolition that overall the site is not flat and the existing ground level is approximately 300 mm higher towards the west and this has resulted in the need for the current application to be submitted as a minor material amendment.

The application relates to the two adjoining terraces on the south side comprising a total of ten houses. The proposed change raises issues regarding the design, the effect on the conservation area and the impact upon neighbour amenity.

Design
The approved drawings show a difference in the ridge heights of some 450mm between the two adjoining rendered and brick terraces. This difference would increase to about 750 mm as a result of the proposal. The

ground level in front of plots 5-10 would accordingly be 300 mm higher which accounts for the proposed increased difference in the two ridge heights.

The combination of the approved different ridge heights as well as the displaced footprints of the two linked terraces and contrasting designs and materials only serve to emphasise the contrast in character and assist the illusion that the groups of houses have been constructed during separate periods over a number of years. Further changes in height differences as proposed help to accentuate the contrast in style between plots 1-4 and 5-10 which help to add interest to the sense of place.

Impact upon the conservation area

The Goring Conservation Area boundary is shared with the western and southern boundaries of the application site. The removal of the large and unattractive workshop building would enhance its setting. Its replacement with well designed terraced houses at the western end would be an appropriate and better form of development which represents an enhancement to the adjacent conservation area.

The changes to the height of the terrace are minimal in terms of the overall scale of the development and would not make the buildings so much more prominent as to be harmful to the setting of the adjacent Goring Conservation area.

Impact on the amenities of the area

The main issue is the impact on neighbouring properties from increasing the height of the six terraced houses on plots 5-10. No letters of objection have been received specifically in response to this proposed change. The only representation has been from a local resident of Sea Place expressing concern over traffic and access, both of which have been addressed and approved in the substantive application AWDM/1727/14 and are not for consideration in this application.

The nearest residential buildings are Malthouse Cottages immediately to the south and back onto the two terraces. There would be a minimum of 23 metres between the nearest terraced house being proposed and any of the cottages. In the circumstances, the additional 300 mm in height would be relatively minor and would not cause such harm to the amenity of these properties that permission should be withheld.

Similarly, the cottages to the south west of the new terraces have very long rear gardens and the associated dwellings are even further away from the new buildings than Malthouse Cottages and so would also not be adversely affected by the increased height being proposed.

Recommendation

APPROVE for the reason:-
The proposed increase in height of the terrace would add to the character of the development, would cause no harm to the conservation area and would not adversely affect the amenities of the neighbouring properties.

Subject to the same conditions as AWDM/1727/14 but with a change to the associated drawing number in condition 2:

1. 5 years to implement
2. Approved plans
3. Materials and finishes to be agreed or as stated on the approved drawings
4. Architectural details as agreed and as stated on the approved drawings
5. Removal of permitted development rights for extensions and external alterations
6. Code level 3 for sustainable homes to be achieved
7. Boundary treatment and enclosure details to be agreed
8. No means of frontage enclosure apart from that approved without permission
9. Hard and soft landscaping details to be agreed
10. Ecological enhancements such as bird boxes to be agreed
11. Satellite and aerial systems for apartments to be agreed
12. Design of street lighting to be agreed
13. Travel plan for residents
14. Parking spaces and garaging for parking only and provided before occupation
15. Cycle parking facilities to be agreed and provided prior to occupation
16. Surfacing and demarcation of parking and manoeuvring areas to be agreed
17. Waste storage facility to be provided for each dwelling and communal bin collection area to be provided before occupation. Details to be agreed.
18. Construction Management Plan to be agreed prior to commencement
19. Construction hours of 8am – 6pm on Mondays – Saturdays and no Sundays or Bank Holidays
20. Foul drainage details to be agreed
21. In the absence of full ground investigation details and full drainage details no development shall commence until full details for the disposal of surface water have been approved
22. Ground contamination to be identified and remedied to the satisfaction of the Local Planning Authority before development commences There shall be a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan.
23. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy and received

written approval. No infiltration of surface water drainage into the ground shall be carried out without the written consent of the Local Planning Authority.

24. Piling or any other foundation designs using penetrative methods shall not be carried out without the written consent of the Local Planning Authority.
25. The tree works and root protection shall be carried out in accordance with the submitted Arboricultural Impact Statement and to the British Standard BS 3998:2010 Tree Work Safety
26. No development shall commence until such time as revised plans and details incorporating the recommendations given in the Stage 1 Road Safety Audit and accepted in the Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Informatives

1. Section 278 Agreement of the 1980 Highways Act - Works within the Highway. The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

2. Additional soakage tests in accordance with BRE Digest 365 (1991) may be required to be undertaken on the proposed site to meet this requirement, to ascertain the size of the soakaways required for the new impermeable roof areas and or hard standing areas.

Is recommendation contrary to any representations? No

Case Officer signed P. Pennicott Date 29 February 2016

Authorised and signed by: Gary Peck Date: 1 March 2016