**Application Number: AWDM/1184/12 Recommendation – Approve**

**Site: 21 Grover Avenue, Lancing**

**Proposal: Attached 3-bedroom two-storey house with parking (in place of existing single-storey side extension)**

Applicant: Mr Gary Millis Ward: Manor
Case Officer: Jo Morin

**Not to Scale**

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## Proposal, Site and Surroundings

The application property comprises a semi-detached house occupying a wider than average plot located on the west side of the junction of Grover Avenue with Irene Avenue. It has previously been enlarged by a single-storey extension on the east side having a largely flat roof with a pitched and tiled 'skirt'. To the west is the other half of the semi-detached pair, No.19 Grover Avenue. To the south is 85 Irene Avenue, a semi-detached house sited perpendicular to the application property.

The surrounding area is residential in character, made up primarily of pairs of semi-detached houses, but with some short terraces.

Permission is sought to erect an attached house on the east side of the dwelling, in place of the existing single-storey extension. It would be 6.4 metres wide and a maximum 8.5 metres deep aligning with the main front wall of the original house and incorporating a modest, single-storey protrusion at the rear. It would have a hipped and pitched-roof extending east from the existing ridge. The proposed dwelling would be sited 6 metres from the edge of the highway to the east, the flank wall roughly aligning with the front of 85 Irene Avenue. The proposed accommodation would consist of a living room, kitchen/dining area and separate toilet off a hallway on the ground-floor, with 3-bedrooms and a bathroom on the first-floor.

The submitted drawings show the existing vehicle access on Grover Avenue would be widened to provide the new house with parking in the front garden area.

The application is referred to Committee for decision because the applicant is married to a member of staff.

**Relevant Planning History**

Planning permission was granted in 1999 for the existing single-storey side extension (L/148/99/TP refers).

**Consultations**

**West Sussex County Council:** The Highway Authority has commented as follows:-

"*No concerns were previously raised to [a similar] proposal in 2008 from the highway point of view under planning application number ADC/283/08 [15 Grover Avenue].*

*The widened access must not exceed 4.5metres in width. The works on the highway for the new access must be agreed with the WSCC Local Engineer and carried out under licence. The driveway area and car parking spaces should be constructed in a bound material and suitable drainage methods installed to prevent private surface running onto the public highway.*

*The proposed house is situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The proposal would not be anticipated to generate an increase in vehicle movements with respect to the existing residential use, and the peak usage times would not be expected to coincide with peak traffic levels in this area. If the LPA are minded to approve this proposal a condition securing the modification of the existing access should be included.*

*A Total Access Demand (TAD) contribution of £2,100 is required pursuant to S.106 of the Town and Country planning Act 1990 to mitigate the impacts of the proposal in terms of demand on Highways and Sustainable Transport that would arise in relation to the proposed development. The calculations have been derived on the basis of an increase in 1 net dwelling and 2 car parking spaces.*

*Planning obligations requiring the above money is understood to accord with the Secretary of State's policy tests outlined in the NPPF (2012). All TAD (Total Access Demand) contributions have been calculated in accordance with the stipulated local threshold and the methodology adopted as Supplementary Planning Guidance (SPG) in November 2003.*

*In order to reflect the changing costs, the deed would include arrangements for review of the financial contributions at the date the payment is made if the relevant date falls after 31st March 2013. Review of the contribution towards the provision of Transport and Sustainable Infrastructure should be by reference to an appropriate index, preferably RICS BCIS All-In TPI. This figure is subject to annual review.*

*Further to the monetary contributions The County Fire Officer advises that the proposed development may need to include the provision of a fire hydrant connected to adequate supplies of water for fire fighting. It should also include suitable access for fire brigade vehicles and equipment.*"

**Lancing Parish Council:** No objection.

***Adur and Worthing Councils:*** The Environmental Health Officer (Contaminated Land) recommends a precautionary condition advising the developer of their responsibilities in the event that contamination is found during construction. The Council's Engineer recommends a condition requiring details and justification for the design for the proposed surface water drainage system to be approved and implemented.

**Representations**

1 representation has been received from the occupier of 19 Grover Avenue expressing concern over the safety of the proposed new vehicle access owing to its proximity to the junction with Irene Avenue. Also, the proposal will lead to the loss of an on-street parking space.

**Relevant Planning Policies and Guidance**

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around new Dwellings and Flats' Good Practice Guidance Note: Internal Space Standards for New Homes (2010)
South East Plan (GOSE 2009): SP3, CC1, CC6, H1, H2, H4, H5, H6, T4, BE1, SCT5
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

***Principle***

The proposal constitutes infilling within the within the built-up of area Lancing and can be supported in principle under saved policy AH2 of the Adur District Local Plan subject to the new dwelling being designed to be in keeping with the character and appearance of the existing local environment, respecting the natural features of the site, there being no adverse impact on the amenities of neighbouring residential properties, the new dwelling incorporating an adequate standard of amenity for the future residents and acceptable access and parking arrangements. The emerging Draft Adur Local Plan is at a very early stage and currently carries little or no material weight in the determination of planning applications.

Government planning policy contained within the National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development (Paragraph

49). The site is located within a medium density residential suburb within easy walking distance of local schools and community facilities, and shops at Manor Road. Shops at Crabtree Lane are approximately 300 metres distant. There is a bus stop within 100 metres of the site with services into Lancing and Worthing. The proposed 3-bedroom dwelling can therefore be considered to be sustainably located and would help meet a need for additional housing.

***Visual amenity***

The original pairs of semi-detached houses in Grover Avenue are separated by relatively generous spacing. A number of the original semi-detached properties in the vicinity have been enlarged by two-storey side extensions or new attached dwellings which have interrupted the original pattern of development. It is not considered the creation of a short terrace of 3 dwellings as a result of this proposal, would appear out of keeping in this context.

The siting of the dwelling would roughly align with the front building line of the pair of houses to the south in Irene Avenue, and would not appear cramped in the street scene, retaining a relatively open feel to the corner. The existing dwelling would retain a good sized rear garden approximately 80 square metres in area.

The scale, massing and proportions of the proposed new dwelling have been designed to harmonise with the appearance of the existing houses as closely as possible. The detailed design incorporates matching brick elevations, a plain clay tiled hipped roof with bonnet hips, matching fenestration and replicates distinctive details including the wide soffit, ground-floor lintol and canopy porch over the entrance, and retention of the existing chimney. Consequently, it is considered the development would be well integrated in the streetscene and could be considered an improvement compared to the appearance of the existing single-storey side extension.

***Residential amenity***

***Living conditions of Future Occupiers***

The proposed dwelling would have an internal floor area of 82 square metres which is 11 square metres below the minimum floor area stipulated in the Council's Good Practice Guidance Note for a 3-bedroom dwelling. The living room and kitchen/dining area would have a floor area of 32.2 square metres, which exceeds the minimum requirement of 30 square metres for living, cooking and eating. However, the main bedroom (11.7 square metres) falls marginally short of the minimum floor area for a double bedroom (12 square metres). The third bedroom at only 4.4 square metres is well below the minimum requirement of 7 square metres for a single bedroom. Small storage cupboards are provided on the ground and first-floor. [It is worth pointing out that although the internal floor area of the proposed new house is slightly larger than the existing house, that latter is a 2-bedroom dwelling.] The

proposed dwelling would be provided with a private rear garden of 60 square metres and a side garden of 65 square metres which is well in excess of the minimum garden area of 65 square metres required for a 3-bedroom terrace in the Council's Development Control Standard. Although the sleeping areas fall short of the minimum requirements, it is considered the dwelling is in general well laid out and would provide a reasonable standard of family accommodation. The small third bedroom could accommodate a single bed or alternatively could be used as a study.

***Impact on neighbours***

There would be a minimum distance of 15 metres between the north side of No.85 Irene Avenue and the rear of the proposed new dwelling, which exceeds the minimum separation distance stipulated in the Council's Development Control Standard. There are no first-floor windows in the north side wall of No.85. Consequently, it is considered the proposed new dwelling would not give rise to an unacceptable degree of overlooking or otherwise detract from the amenities of the occupiers this property.

The east side elevation of the new house would include four narrow secondary windows serving the living room and first-floor bedroom. These windows are considered important in visual terms in order to articulate an otherwise blank elevation. However there is a good separation distance of some 25 metres between this wall and the flank elevation of No.23 Grover Avenue, on the opposite side of the junction.

***Accessibility and parking***

The existing dwelling has 2 on-site parking spaces within the front garden area, accessed from Grover Avenue. These spaces would be retained and it is proposed to widen the existing access to provide on-site parking within the front garden area of the new dwelling. This level of parking to serve a modest 3-bedroom dwelling is considered adequate and no objection has been raised by the Highway Authority on highway safety grounds.

There is scope to provide cycle parking within a shed in the rear garden.

***Other Issues***

The site is not identified as contaminated and an informative is considered adequate for the purpose of drawing the applicant's attention to this issue.

**Recommendation**

SUBJECT TO: I) NO NEW RELEVANT COMPELLING MATERIAL ISSUES BEING RAISED FOLLOWING THE EXPIRY OF THE STATUTORY CONSULTATION PERIOD, AND II) THE COMPLETION OF A UNILATERAL UNDERTAKING TO SECURE A SUSTAINABLE TRANSPORT (TAD)

CONTRIBUTION of £2,100, DELEGATE TO THE EXECUTIVE HEAD OF PLANNING REGENERATION AND WELLBEING TO APPROVE for the reason:-

The proposed development would make an efficient use of this site, and would help meet a need for additional housing within a sustainable location. The scale, form and detailed appearance of the proposed dwelling would be in-keeping with the character of surrounding development. The proposed layout would provide an adequate standard of accommodation for future occupiers albeit slightly below the minimum standards set out in the Council's guidance. The proposed development can take place without unacceptable impact on the amenities of adjoining residential occupiers and without detraction from highway safety. It therefore does not conflict with the saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the South East Plan (SP3, CC1, CC6, H1, H2, H4, H5, H6, T4, BE1, SCT5).

**Subject to Conditions:-**

1. Standard time limit 3 yrs
2. Approved plans
3. Materials to match including bonnet hip tiles
4. Windows to match (including heads and cills)
5. Eaves and soffit detail to match existing house
6. Detailed design of porch to be agreed and implemented
7. Remove 'permitted development' entitlements
8. Details of hard and soft landscaping to be agreed
9. Agree details of boundary, screen walls and fencing
10. Parking and access to be provided before first occupation
11. Cycle parking for new house
12. Hours of construction limited to between 08.00 and 18.00 hrs (Monday to Friday) and 08.00 and 13.00 hrs on Saturday
13. Agree and implement construction method statement
14. Agree surface water drainage scheme

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