# Development Management - Delegated Officer Report

**Application Number: AWDM/0732/17 Recommendation – Approve**

**Site: 114 Old Shoreham Road, Southwick**

**Proposal: Erection of single detached 3 bedroom dwelling house in garden on east side of existing dwelling. Enlargement of existing crossover and provision of off-street parking to existing and proposed dwellings. Amendment to permission reference AWDM/0657/16 changing the roof design to provide a third bedroom, with rooflights and first floor side window and increase in height to match ridge height of 114.**

**Date of site visit: 27 May 2016**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to the side garden of 114 Old Shoreham Road, on the south side of that road. The site measures 7m wide at the front, which has a vehicular access along part of its frontage with a hedge enclosing the garden at the front and east side. The ground level drops from Old Shoreham Road down to the end of the garden. A detached dwelling sits to the east. The host dwelling sits to the west and has a lean-to timber garage attached to the side which is to be demolished.

Permission was granted in 2016 for a new dwelling which would sit in line with the front of 114 and will have a bay window and gable at the front with a hipped roof at the rear and a single storey rear extension. The dwelling measures 11.8m long, 5.4m wide and 7m high. It left a gap of 0.6m to the new boundary to the host dwelling, with a 1.6m gap in total. To the east, there was a gap of 1.04m at the rear and 1.4m at the front. It would have two bedrooms.

The existing crossover is to be widened to enable a car parking space to be provided for both the existing and proposed dwellings.

This application seeks revisions to the approved design, changing the roof from a front gable and rear hip to a full hip at front and rear with side gable. The amended roof design enables a third bedroom to be provided within the roof space, to be served by front and rear rooflights (2 in total). A new first floor window to the side is also proposed to serve a bathroom and is to be obscure glazed. The overall height is to be increased to 8.5m (an increase of 1.5m).

**Relevant site history**

AWDM/0657/16 - Erection of single detached 2 bedroom dwelling house in garden on east side of existing dwelling. Enlargement of existing crossover

and provision of off street parking to existing and proposed dwellings - approved

**Consultations**

**West Sussex County Council:** The **Highway** Officer has no objection. Advises that the site already has planning permission for a 2 bedroom property (AWDM/0657/16). The current proposal seeks only to alter this to a 3 bedroom property. There would be no highway objection to the increase in dwelling size.

The application description also refers to the enlargement of the existing crossover. Whereas the approved application included details of the proposed parking arrangements, no such details are included with the current application. Such details therefore should be secured via condition and implemented prior to the proposed dwelling being occupied.

In light of the nature of the Old Shoreham Road, a construction management plan is also recommended. The CMP should include details to protect the users of the public highway whilst construction works are on-going.

**Adur & Worthing Councils:** The **Environmental Health** officer has no objections to the development in principle but points out that the location has been identified by DEFRA as an area severely affected by noise. He has requested that an acoustic assessment is undertaken to ascertain the exact noise exposure of the property including a scheme to protect the habitable rooms, facing the road, from excess noise. The scheme shall demonstrate good acoustic design and shall comply with the internal noise level guidelines set out in BS8233:2014.

The **Engineer** requests full details for the disposal of surface water

**Southern Water:** Formal connection to public sewerage system required.

**Representations**

None

**Relevant Planning Policies**

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’
Submission Adur Local Plan (2016) policy 15
National Planning Policy Framework (March 2012)

**Planning Assessment**

**Principle**

The proposal comprises the construction of new housing stock located within the built up area and can be supported in principle. The relevant issues are

the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the site and its surroundings.

**Visual amenity**

The street scene is varied and the proposed dwelling will not appear out of character. To the east, the neighbouring dwelling has a front gable with oversailing eaves while the host dwelling has a hipped roof with end gable and gable features over the first floor bay window. The proposed dwelling will have a pitched roof with side gable which will match the terrace further to the west. The gap to the boundary to the west will be less than 1m but overall there will be a separation distance of 1.6m between dwellings which is considered to be sufficient in this case. The increase in height will bring the ridge to the same height as that at 114. It is considered that it will have an acceptable appearance in the street scene.

The front garden will be given over to hardstanding for car parking but there are many examples elsewhere in the street where this has taken place and it will not appear out of keeping.

**Residential amenity**

The dwelling to the east, No.118, has a number of windows along its side elevation facing the site. However, these are largely obscure glazed or secondary windows and it is not considered that the proposed dwelling will cause a serious loss of light or outlook. The depth of the dwelling was reduced at the time of the original application to reduce the scale and extent of the projection at the rear. Consequently, it will not have an adverse impact on the clear glazed window in the side of the single storey rear extension at No.118.

The dwelling at 114 has a first floor side window towards the front but otherwise has a blank side elevation. The affected room is also served by a large bay window at the front and no adverse impact on light or outlook will arise. At the rear, the proposed dwelling will also not cause a loss of light or outlook for 114.

The side of 104 Underdown Road to the south will be 19m from the rear of the proposed dwelling and will not suffer any serious loss of amenity.

The increase in height is not considered to result in any significant adverse effects for neighbouring residents.

**Parking and Access**

The original application included details of off street parking for both the existing and proposed houses, together with an enlargement of the existing crossover. One space was to be provided for both dwellings, parallel to the road. These details have not been included with the current application and WSCC Highways have advised that such details therefore should be secured via condition.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Acoustic assessment
5. Surface water disposal details
6. Removal of PD rights
7. Construction of access
8. Construction of parking space
9. Provision of cycle parking
10. CMP

**Is recommendation contrary to letter(s) of representation? N**

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Southern Water x 2
3. WSCC

Case Officer: Peter Barnett Date: 11 July 2017

Authorised by: Gary Peck Date: 11 July 2017