Development Management - Delegated Officer Report

Application Number: AWDM/1405/14 Recommendation – Approve

Site: Land Between 75A And 79A, Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Erection of a pair of semi-detached two-storey 4-bedroom houses with front balconies

Date of site visit: 28 October 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a plot 18.6m wide and 34.5m deep on the north side of Old Fort Road. The plot was previously occupied by a detached bungalow which had been sub-divided to create 2 dwellings (77/77A), although the gardens and parking areas had not been subdivided. Permission was granted in 2006 to demolish the building and replace it with a semi-detached pair of modern style 4-bedroom dwellings (ADC/0284/06). This permission was renewed in 2010 (ADC/0092/10) but lapsed in April 2013. Permission was then granted for an almost identical development to that previously approved (AWDM/1554/13). Since permission was first granted, the bungalow has been demolished and the plot is now vacant.

This application seeks to amend the design of the proposed houses. The approved plans show semi-detached buildings which were 14.3m wide, widening to a maximum 16.3m to incorporate angled side window projections at first floor, and 11.8m deep. The buildings had a flat roof 6.2m high, with the rear elevation angled back by 30º at first-floor and containing a line of windows. A gap of 2m was provided between the main side walls of the building and the boundaries on either side (other than adjacent to the first-floor side projections where the gap narrowed to 1m). A rear garden depth of 10.5m was to be provided (including a 3m deep timber deck adjacent to the houses). Each dwelling was to be served by 2 parking spaces with its own access.

The current plans, as amended, show a semi-detached pair of hipped roof 2 storey dwellings. Both are 7.1m wide with a small 1.1m wide 2 storey projection at the side towards the rear of the dwellings. The buildings are 12m deep with decked terraces at the front and rear. There are balconies to the front, recessed behind front projections to protect the privacy of existing neighbours. The traditional roof form results in a full 2 storey at the rear with first floor windows, but these are fully or partly obscured to prevent overlooking of the houses at the rear. There is a gap of 2.1m to the side boundaries, reducing to 1m at the pint of the side projections. There is a rear garden depth of 10m and parking for 2 cars on each plot. The dwellings are to

be finished in painted render and slate roofs and will have a contemporary feel but with a traditional roof form.

Relevant site history

As above

Consultations

West Sussex County Council: The Strategic Planning (Highways) Officer has no objection. From an inspection of the plans alone there is no apparent visibility issue at the point of access onto Old Fort Road. Two off-street vehicle parking spaces have been provided for each dwelling, which is within standards for this development. It would appear that when both parking bays are occupied it would be difficult for both vehicles to turn within the confines of the site and exit in a forward gear; however this would not amount to a highway safety concern.

The property is situated in a sustainable location, and 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.

No concerns would be raised to this application from a highway safety perspective.

A TAD contribution of £4,700 is required.

Adur & Worthing Councils: The EHO has no objection but requires PFA and contamination informatives added to any approval.

Environment Agency: No objection

Representations

2 letters received from the occupiers of 75A and 79A Old Fort querying position of houses on the site [NB the position of the houses has been centralised subsequently and no objection has been raised].

Relevant Planning Policies

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”
‘Good Practice Guidance Note: Internal Space Standards for New Homes’ (ADC 2010)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is located within a residential part of the built-up area and is not identified or allocated for any particular use or development in the Local Plan. Residential infilling and redevelopment of unidentified sites, as in this case, is needed in order to meet the Council's 5 year housing land supply required by the NPPF. Priority is given to use of previously-developed land. However, any development should respect the character of the local area.

Visual amenity

The proposed houses would project 1.8m in front of the main 2-storey elevation of No.75A Old Fort Road, as with the previous approval. Thus, having regard to their siting and modern 2-storey form, it is considered the proposed dwellings would appear relatively prominent in views from the west. However, there would be an overall gap of 3.2m between the main side walls of the dwellings (other than adjacent to the side projecting element) and it is considered the proposed dwellings would not have an unduly cramped appearance or overbearing effect on the streetscene. The pair of dwellings would not project forward of the front wall of No.79A, a chalet-style house with unusual asymmetric roof design, and would not look visually dominant in views from that direction.

The design and appearance of the proposed dwellings would not appear out of keeping in the varied street scene on this part of the beach and would be more in keeping with the appearance of 75A than previously proposed. The eaves height would be lower than that at 75A but higher than at 79A but overall the proposed appearance is considered to be acceptable and is seen as an improvement over the previous scheme.

Residential amenity

The proposed houses would project approximately 2m beyond the rear of Nos. 75A and 79A. No.75A which has a first floor window bedroom towards the rear of its east side elevation, which is the only window serving that room. While the current proposal is for a taller pair of dwellings than before because of the pitched roof, the impact on the light and outlook for the occupiers of 75A is not considered to be significantly worse then approved. This has been demonstrated by way of a 'light angle' drawing which shows that the amount of light to both neighbouring properties will be similar to the approved scheme due to the angle of the pitched roof.

The main entrance to No.79A is from the west side, with the catslide slope of the roof continuing over to form an open sided porch. The only other openings in this side are an obscured side light window serving the entrance hall and a small velux rooflight at first-floor. It is not considered the proposed dwellings would have an adverse impact on the amenities of this property.

No.11 East Meadway is located to the rear (north) of the site, a modest detached gable ended bungalow occupying a relatively wide plot. It has been enlarged on the west side of the rear elevation by a conservatory. There is a

small rear dormer on the east side of the rear roofslope. The total rear garden depth is approximately 8.5m (reduced to approximately 6m to the rear of the conservatory). The overall distance between the buildings would be approximately 19m (reduced to 16.5m taking into account the conservatory). This is less than the minimum distance of 22m between principal rear-facing rooms required by the above Standard. The garden depth of the proposed new houses is 1m short of the required minimum standard of 11m.

Objections have been made recently against other developments on the beach which fail to meet the Council's Space Standards (most notably at 25/27 Old Fort Road). However, the current proposal differs from those cases in that planning permission has previously been granted on this site on 3 separate occasions in 2006, 2010 and 2013. The justification to grant permission at those times has not changed. The distance between the proposed houses and No.11 East Meadway is also similar to that which exists between 79/79A Old Fort Road and East Meadway. The proposed rear windows will be offer the potential for more direct overlooking then with the previous scheme. However, the plans have been amended to show all rear windows as being obscure glazed (in the case of the bathroom) or half-obscured in the case of bedrooms, with additional light to the bedrooms by way of rooflights. It is considered that this will help to reduce any overlooking impact and, on balance and in view of the previous permissions, the proposal is considered to be acceptable in amenity terms.

Parking and access

There is no objection on highway grounds. The existing access on the west side of the site frontage would be retained and a new access created on the east side.

A contribution towards sustainable transport was required but, following recent Government advice that contributions should not be sought for schemes of 10 dwellings or less, the S106 has not been progressed.

Flood Risk

The site lies within flood zones 2 and 3 and is therefore at risk of flooding. The previous Flood Risk Assessment states that the houses will have a ground floor level 300mm higher than the adjacent ground level, with electrics and plumbing a minimum 450mm above ground level. The site previously contained 2 houses and the proposed development will not increase the density of housing. The construction of the houses will be more flood resistant than the previous timber frame buildings on the site. Flood risk is likely to be reduced as a result of the above measures.

The Environment Agency has no objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Wall/fence details. Notwithstanding the detail shown on the approved drawing the rendered walls enclosing the front patio areas shall not exceed 1 metre in height.
3. Parking spaces, access facilities and provision for secure, covered cycle storage
4. Crossover
5. Visibility splay
6. Contractor's parking
7. Hours of working
8. External materials
9. Removal of PD
10. No windows
11. Drainage
12. Approved plans
13. Floor levels to be 300mm above existing ground level
14. First floor side windows to be obscure glazed
15. Rear windows to be obscure or half obscure as shown on plans

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. PFA
3. Contaminated land

Case Officer: Peter Barnett Date: 28 January 2015

Authorised by: Gary Peck Date: 28 January 2015