P.E 31/5/07. Expiry 28/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0235/07 **Recommendation – Refuse Application**

Site: **Land Adjacent 71 Williams Road Shoreham-by-Sea West Sussex**

Proposal: **Two-bedroom detached bungalow (on part of rear gardens of 71 Williams Road and 84 Mansell Road) with access to Williams Road**

The Application

The site is located within the built up area of Shoreham. The site is directly surrounded by two storey, terraced and semi detached properties. The site is formed from the rear gardens of 71 Williams Road and 84 Mansell Road. To the east on the opposite side of Williams Road are two storey, terraced and semi detached properties. To the south adjacent to the site is a two storey end of terrace property No. 69 Williams Road, which is at a distance of approximately 1.8 metres from the boundary of the site. To the north is the rear of No. 71 Williams Road, a semi detached property which forms a corner plot. The entrance to this property is from Williams Road, however there is vehicular access to the property from both the east and north from Williams and Mansell Road. Hard standing is provided for car parking to the east and north of this neighbouring property. The garden area is to the south which abuts the application site. The neighbouring property has an existing extension to this elevation. Further to the rear of the site to the north is the rear garden of No. 84 Mansell Road. To the west the site abuts the side boundary of the rear garden at No. 82 Mansell Road.

Full planning permission is sought for a two bedroom, detached, bungalow. The proposed dwelling will front Williams Road to the east and is proposed to follow the existing building line of the row of terraced properties to the south. Two bedrooms are proposed to the front of the property, with a kitchen and bathroom and lounge to the rear. A small canopy is proposed to the front of the property and the existing vehicular access to the side of No. 71 is to provide the vehicular access for this property with hard standing to the front for parking.

The proposed bungalow is sited 1 metre from the boundary to the north and south with access to the rear of the property to the south. The maximum width of the proposed building is 8.3 metres and maximum depth is 10.6 metres. The building has a pitched roof, hipped to the front with side and rear gables. The maximum height is 5.6 metres.

Consultations and Representations

County Planning Highway Services: - Advice is given that the proposal should be amended to provide 2 No. parking spaces for the new dwelling and conditions relating to the following should be attached: - Visibility, Construction plant and materials and wheel wash, Access, Car parking space, Cycle parking space. A TAD contribution of £1560 is also required.

Third Parties: - 2 letters of objection have been received from the owner/occupiers of No. 102 Williams Road opposite to the east of the site and No. 69 Williams Road the end of terrace property to the south of the site. Objections have been raised for the following reasons: -

- Parking is a problem in Williams Road and the loss of some of the hard standing at No. 71 will make it impossible to park, with no space for visitors.
- During construction the parking situation will be made more difficult with lorries parked in the road.
- Disturbance during the day, during construction works.
- Application fails to meet Policy AH2, AH5, AH6, AH7 and Development Control Standard No. 2 – Space Around New Dwellings.
- The block plan does not show the extensions that have been added to properties.
- The size of rear gardens fail to meet Development Control Standard.
- The property will have an overbearing effect on the neighbouring property to the south.
- Loss of light and loss of view.
- Loss of privacy and cooking smells from proposed kitchen window.
- Noise from close proximity of adjacent properties and gardens.
- The building is not in keeping with the character and appearance of the area.
- The height and size of the building is overbearing.
- The rear windows of No. 71 Williams Road do not meet the required 11 metres between the side wall and the new development.
- There will be a lack of amenity space provided for the dwellings.
- Drainage issues.
- The proposal would set a precedent for further development.
- The estate should not develop an overbearing and overdeveloped feel.
- The development will deprive 3 properties of suitably sized gardens.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1, LOC1, NE1-2, CH1, ERA1, DEV4-5
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): R1, H1, H3, T3, T4, ENV4
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB25, AT12, AH2, AH5 and Appendix II 'Supplementary Planning Guidance' including Development Control Standard No. 2 'Space Around New Dwellings and Flats'
Planning Policy Statement PPS1 'Delivering Sustainable Development' (ODPM 2004)
Planning Policy Statement PPS3 ' Housing' (DCLG 2006)

Planning Assessment

Policies

The site is located within a residential area in the built up area of Shoreham. Therefore the principle of residential development in this case is accepted under Policy AG1 of the Adur District Local Plan. This development however is subject to the proposal complying with other development plan policies and not detracting from the existing local urban environment.

The above policies and guidance encourage the redevelopment and infilling of land to provide additional housing to make the best use of urban land. However the policies also set out criteria which a proposal must be considered against. Policy DEV1 of the West Sussex Structure Plan states that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality taking into account the need to, amongst other things, integrate with and where possible enhance adjoining land uses and minimise conflicts between land uses and activities. It also states that there should be high priority given to pedestrians and to reduce the dominance of cars.

Policy AH2 of the Adur District Local Plan relates to housing development by way of infilling and redevelopment. Development should be designed so that its appearance, character and scale create a pleasant place in which to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout, no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or open amenity space. There should also be adequate access and parking arrangements as required by AT12 of the Adur District Local Plan.

The Council's adopted Development Control Standard No.2 'Space Around New Dwellings and Flats' states the requirements for new developments with regards to amenity space, distances between dwellings, and parking.

Residential Amenity

The main properties to be affected in this case are No. 71 Williams Road and No. 84 Mansell Road to the north. No. 69 Williams Road to the south and No. 82 Mansell Road to the west, rear. The proposed new dwelling will be visible from the properties to the east on the opposite side of Williams Road however it is not considered that the occupiers of these properties will be directly affected by the proposed dwelling in this case.

The site comprises of part of the rear gardens of No. 71 Williams Road and No. 84 Mansell Road this therefore reduces the amenity space provided in relation to these dwellings. The remaining rear garden area of No. 84 and the proposed rear garden area of the new dwelling meets the Development Control Standards in this case. However the rear garden area at No. 71 Williams Road is more limited as this property protrudes to the south further than No. 84 and the boundary of the site of the proposed dwelling is further north at this point. This property also has an existing rear single storey extension which reduces the rear garden area further. As this is a corner plot there is space to the east and north of the site however this area is hard surfaced and is used for parking, therefore is not included as amenity space in this case.

In addition none of the three properties discussed above have sufficient garden depth to meet the Development Control Standard of a minimum of 11 metres. The distance of 11 metres should also be maintained between the rear of one dwelling and the side of a single storey building i.e. the proposed bungalow.

The amenity space of No. 69 Williams Road to the south will not be affected in this case however the dwelling proposed will be only 1 metre from the boundary of this property and 3 metres from the property itself. A kitchen window is proposed on the southern elevation of the new dwelling. There is a hall window at ground floor and a landing window on the side elevation of No. 69 which will face the dwelling. As these are not habitable rooms it is not considered that there will be any loss of privacy or overlooking which would warrant a refusal in this case. The proposed building also protrudes 3 metres further to the rear than No. 69 however, on balance it is not considered that this impact would be such to warrant a reason for refusal on this issue alone.

It is considered that the proposal represents over development of the site. The size of the plot is not considered to be of sufficient size to accommodate a new dwelling which would provide a sufficient standard of amenity for the future occupier and for the existing occupiers of the adjacent properties.

Visual Amenity and Character of the Surrounding Locality

The proposal will represent over development of the site which will result in the lack of spacing between properties and a cramped appearance which will be detrimental to the character and appearance of the street scene and surrounding built environment. The scale and design of the bungalow is not

considered to be consistent with the surrounding two storey terraced and semi detached dwellings.

Parking and Access Issues

There is no objection in this case to the proposed parking provision, two parking spaces can be provided to the front of the proposed dwelling with use of the existing access. Off street parking is still provided at No. 71 Williams Road, and there is no change to the parking at No. 84 Mansell Road.

Recommendation

REFUSE on ground that :- H13BR

Case Officer..... Date... 25/6/07.

CA 26.6.07