Expiry 13/06/07

Development Control – Delegated Officer Report

Application Number: ADC/0237/07 **Recommendation - Permit**

Site: **Land To Rear 41 Boundstone Lane Sompting West Sussex**

Proposal: **Detached two-bedroom bungalow at rear with access and parking space (off Greentrees Crescent)**

The Application

The application site is located at the intersection of Boundstone Lane and Greentrees Crescent, on the south-west corner. The existing site is approximately 560m² and contains a four bedroom dwelling set on two levels at the eastern end of the site at its frontage with Boundstone Lane. The original hipped roof bungalow was extended to construct rooms in the roof under planning permission S/60/00 which included a roof extension to part hipped gable ends, three small flat roofed front dormers and one long flat roofed rear dormer. To the rear of the dwelling is a large backyard area with an area of approximately 300m² and a depth of over 20 metres.

The applicant proposes to construct a two-bedroom detached bungalow at the western end of the site. This dwelling will have a floor area of 78m² and a maximum height of 5 metres and be of a simple gable end design. A vehicle access from Greentrees Crescent is also proposed with one space for parking proposed on the eastern side of the building.

The surrounding area is exclusively residential and of medium density. There is a mix of semi-detached and detached houses and bungalows of varying styles. The sites in the area are a mix of sizes, the application site being slightly larger than those directly adjacent as it is located on the corner. Between the site and the road carriageway on both sides of the corner is a wide verge of unused land understood to be administered by the Sompting Parish Council.

Consultations and Representations

Consultees

County Highways and Transport Services have no objection to the proposal. Greentrees Crescent is a declassified road and the single off street parking space is acceptable. Pedestrian visibility splays are required to be incorporated into both sides of the access and secure, covered cycle parking is recommended to be provided. A TAD contribution of £1138 is required.

The Sompting Parish Council has objected to the proposal as it could involve a loss of amenity, could change the character of the area and would be an over-development as the other property is already extended.

Third Parties
Two representations have been received from third parties. The resident of 37 Boundstone Lane has stated that he has no objection to the proposal. The resident of 78 Greentrees Crescent (the adjoining site to the west) has objected to the proposal on the grounds that having further parking and through traffic will increase current problems in Greentrees Crescent and the proposal will mean a loss of privacy and light to his dwelling. He also questions who has title to the strip of land over which the proposed driveway will pass.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH1, AH2, AH5, AT12 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No. 2 'Space Around New Dwellings and Flats'
West Sussex Structure Plan: LOC1, NE1, NE2, CH1, ERA1, DEV1, DEV4, DEV5
Adur Development Plan – Submission Core Strategy – H1, H3, T3, T4, ENV4
PPS1 'Delivering Sustainable Development' (2004)
PPS3 'Housing' (2006)

Planning Assessment

Policies
Government guidance in PPS3 encourages the provision of high quality housing which is well designed, suitably located and built to a high standard, a mix of housing to support a wide variety of households and an efficient and effective use of land including re-use of land when appropriate.

West Sussex Structure Plan Policies LOC1 and DEV1 encourage new development within the built up areas when the design, construction and layout are of high quality, integrating with, and enhancing adjoining land uses and minimising conflicts and taking into account the distinctive character of the area. Policies NE1 and NE2 require the provision of new residential developments of sizes, types and tenures to suit the varied needs of local households and to minimise the need to development greenfield sites.

Local Plan Policy AH2 encourages new development by way of infilling provided the appearance, character and scale is in keeping with the local area, it does not have an unneighbourly effect on existing dwellings, it incorporates an adequate standard of residential amenity for the new dwelling, acceptable access and parking arrangements are provided and it accords with the standards in DC Standard No. 2 "Space Around New Dwellings and Flats". Policy AH5 recognises that there is a trend towards a reduction in household sizes in the District and states that there will be a presumption in favour of the supply of dwellings suitable for small households, while maintaining a mix of dwelling types within the locality. Core Strategy

Policies H1 and H3 require the provision of new homes of minimum densities and a high standard of design and construction.

Policies DEV4-5 of the Structure Plan and AT12 of the Local Plan require adequate and safe access to and from development sites, encouragement of alternative forms of transport and adequate provision for parking to avoid environmental or safety problems. Contributions are required towards sustainable transport provision in accordance with these policies. The Adur Development Plan – Submission Core Strategy Policy T3 also requires new developments to achieve sustainable transport.

Visual Effects & Character

The surrounding area is exclusively residential in nature, comprising of a general mix of dwelling types and sizes and site areas. The area in the immediate vicinity of the application site contains simple bungalows to the west (Nos. 78 and 76 Greentrees Crescent), a converted bungalow with rooms in the roof to the east (the existing dwelling at No. 41), two storey semi detached houses to the north and south (on the western side of Boundstone Lane and on The Martletts). In the wider area, bungalows are the predominant building style. The majority of dwellings in the area have existing vehicle accesses and front hard stand parking areas.

Immediately opposite the site of the proposed dwelling, outline permission was granted in 2000 (S/69/00) for a detached one-bedroom bungalow in the rear garden of 47 Boundstone Crescent, with access off Greentrees Lane. This permission has never been implemented but sets a precedent for the acceptability in principle of a small bungalow in this area.

The proposed building is very simple in design, comprising of a general rectangular shape with full gable ends on both sides. There are two small forward projecting gables on the front elevation with the recessed entrance way in the centre. The applicant proposes face brickwork on all applications under a tiled roof which are typical building materials within this area. It is also of a small scale, being single storey only and having a floor area which is around 30% smaller than the small bungalows existing at Nos. 76 and 78.

The layout on site is acceptable, and accords to the DC standards in terms of separation from boundaries and continuing the general building line of the street. The appearance of the front yard area will be consistent with other dwellings in the street, with the front hard stand area for car parking being softened by proposed by boundary plantings.

There is an existing 1.8 metre high fence along the front boundary. This will need to be removed or reduced in height in order to create a pleasant open feel to the road frontage of the building rather than a perception of enclosure by high walls. It is recommended that the applicant provide details of the proposed fencing for approval prior to development commencing.

Overall, the design and appearance of the building and the site in general is considered to be in keeping with the character of the area.

Effects on Neighbours

The neighbouring properties which could potentially experience effects from the proposal are the existing dwelling on the application site (to the east), No. 78 Greentrees Crescent (to the west) and Nos. 37 and 39 Boundstone Lane (to the south).

The building has been designed so that all of the windows are located in the front and rear elevations which face directly north and south. This does not result in any direct overlooking of neighbouring dwellings. To the north is the street, with the rear garden area of No. 47 directly opposite. To the south are the rear gardens of the properties along the west side of Boundstone Lane, with their associated dwellings being located 20 metres to the south-east along the road frontage of Boundstone Lane and rear windows facing directly west. There are no windows proposed for either the east or west elevations which prevent any overlooking of the facing windows in dwellings to the east and west and also prevents overlooking of the proposed dwelling from these existing buildings.

The positioning of the building on site does not result in any significant effects on the outlook or access to daylight for the neighbouring properties. There is approximately 8 metres separation from the closest dwelling, No. 78, and the two dwellings will be situated on a similar building line so that the proposed dwelling does not result in any interference of light to the windows on the front or rear elevations of this building. Light to windows on the eastern side elevation is not considered to be significantly reduced given the distance between the buildings and the existing trees on the boundary.

Residential Amenity

The general standard of amenity for the site is considered acceptable. Amenity space is provided for in a garden at the east side and rear. While the depth of the garden is 6 metres which is less than the 11 metre depth usually required, the overall garden area is over 90m² which is in excess of the minimum area required for a two-bedroom dwelling. As there are no dwellings immediately to the rear and as the proposed building is small in scale, this is considered acceptable and not over development of the site. A condition is recommended removing permitted development rights from the site with respect to extensions and curtilage buildings to ensure that the site does not become over developed at a future date.

The existing dwelling on the site will retain a garden with a depth in excess of 11 metres and an area of 120m² which is consistent with the standard.

The dwelling is designed and oriented so that all rooms have adequate and uninterrupted access to daylight and a pleasant outlook.

Parking and Access

The proposed vehicle access to the site is from Greentrees Crescent, located approximately 30 metres from the intersection with Boundstone Lane. One parking space is proposed within the curtilage of the site.

The Highways Department has noted that these arrangements are acceptable and has requested conditions be placed on the approval ensuring that the access is constructed in accordance with the usual standards, visibility splays are provided and cycle parking is provided to encourage alternative forms of transport. These comments are supported.

A TAD contribution of £1138 is required to be made towards transport improvements in the area. An agreement pursuant to Section 106 should be completed prior to approval of this application.

Sustainable Energy and Resource Efficient Buildings
Policy EN4 of the Adur Development Plan – Submission Core Strategy states that measures will be required to ensure that new buildings achieve efficient environmental performance and to meet the Government's new code for Sustainable Homes. Policy H3 also requires all new homes to be designed to 'Lifetime Homes' standards. Conditions are recommended to be placed on the approval to require compliance with these standards.

Recommendation

Subject to the completion of a Section 106 agreement requiring a TAD contribution of £1138, APPROVE for reason that :- 2PPi

Conditions:

1. C1Ci (Standard time limit)
2. C18B (Removal of PD rights for extensions or cartilage buildings)
3. C12Ai (External materials for walls & roof of building to be approved
4. C18E3 (No windows to be formed in the east and west side walls of the building without planning permission)
5. C8Bi (Parking spaces and access facilities related to building to be constructed and retained)
6. C9Ai (Pavement crossing details)
7. C9F (Visibility splays for individual access to be provided and retained)
8. The dwelling shall not be occupied until provision has been made for covered and secure cycle storage facilities on site and such provision shall thereafter only be used for the parking of cycles incidental to the use of the site.
   Reason: To ensure adequate parking for cycles clear of the highway and to encourage use of alternative forms of transport and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.

9. C7Ci (Details of walls/fences related to building to be approved and implemented)

10. The proposed dwelling shall achieve efficient environmental performance by, prior to its occupation, being completed to meet the Code for Sustainable Homes to a minimum of Level 3 in accordance with details submitted to and approved in writing by the Local Planning Authority.
Reason: To achieve sustainable development objectives in accordance with Policy ENV4 of the Adur Development Plan Submission Core Strategy.

11. The proposed dwelling shall, prior to its occupation, be completed to meet the 'Lifetime Homes' standards in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To achieve sustainable development objectives in accordance with Policy H3 of the Adur Development Plan Submission Core Strategy.

Case Officer: 21/5

Date: 18/05/07

Head of Planning & Community Division: Peter Davies

Date: 29.05.07

Chairman of Planning & Regulatory Committee: A.J. Mills

Date: 21/05/07