Development Management - Delegated Officer Report

Application Number: AWDM/1336/20 Recommendation – Approve

Site: 12 Sandown Road, Southwick

Proposal: Demolition of existing dwelling. Proposed two storey four bedroom dwelling with single storey summerhouse to rear and associated landscaping

Date of site visit: 7 September 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a bungalow on the south side of Sandown Road. It is proposed to demolish the bungalow and construct a two storey dwelling and a summerhouse in the rear garden.

The dwelling, as amended, has had its floor level raised by 300mm to take account of surface water flood risk. It will measure 8.6m to the ridge and will sit between a larger house to the east and a bungalow to the west. It will have fibre cement slate tiles for the roof and first floor tile hanging with white brickwork at ground floor, to give it a contemporary look.

Sandown Road contains a mix of two storey dwellings, bungalows and chalet bungalows which sit alongside each other.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The applicant proposes to utilise the existing driveway to provide vehicular parking provision for two cars. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Consequently, any overspill parking would have to be accommodated on-street.
Whilst on-street parking is limited in the vicinity, the LHA does not anticipate that a shortfall of one parking space would give rise to any highway safety or capacity issues on the maintained highway network. On-site turning does not appear achievable. However, this is the existing arrangement, which has operated safely with no known highway safety concerns.
In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of

WSCC Guidance on Parking at New Developments) and Adur Local Plan policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition.
The applicant has demonstrated cycle parking provision to rear of the plot, in accordance with WSCC parking standards. The inclusion of secure and covered cycle parking helps promote the use of sustainable alternative modes of transport the private car.

Adur and Worthing Councils: The **Engineer** has no objection to the amended plans. The proposed FFL is fine. As indicated in my previous correspondence, if you are minded to approve this application please apply the a drainage condition to ensure it is adequately drained and does not increase flood risk elsewhere.

The **Trees and Landscape** Officer considers that, although some damage may have taken place, as long as the recommendations in the Arb report are followed and carried out /supervised by a suitably qualified arboriculturalist, there should not be a problem.

The **EHO** recommends a Construction Management Plan for the demolition and construction of the development to mitigate any potential impact this has on the neighbours.

Please can you also put the demolition notice informative on any permission given.

Southern Water: Usual informatives

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 18, 20, 22, 30, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing 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 dwelling and its surroundings.

Visual amenity

The proposed dwelling will be significantly larger than the existing bungalow but will not appear out of character or scale in the street. To the east, No.10 (the applicant's home) is a larger dwelling approximately 1m taller than proposed. To the west No.14 is a small bungalow approximately 3m lower than the proposed building. While this quite a difference in height, the rooflines will step down from Nos 10-14 before stepping up again at No.16, a two storey house. The use of grey tiles and white brick will give the house a contemporary look which is different to its immediate neighbours but, it is considered that he proposed building will have an acceptable scale and appearance in the street scene.

Residential amenity

The house to the east, No.10, has a blank gable end facing the site and has a rear extension which brings the house further to the rear than is proposed at No.12. The buildings will be separated by a driveway and it is not considered that there will be any adverse impact on No.10.

To the west, the bungalow at No.14 is angled away from the site and has a rear extension with no side windows. There are some windows in the original side elevation facing the site which will lose light as a result of this proposal, but they are secondary openings and any impact will not be sufficiently harmful to warrant refusal.

The house will have a two storey rear projection on the east side, furthest from No. 14. There is also a raised deck (450mm) which has the potential to cause a loss of privacy. It has been suggested that some form of screen is necessary, or that the decking is pulled away from the boundary to reduce any overlooking risk. Final details can be reserved by condition.

The proposed summerhouse will be at the end of the rear garden in a corner adjacent to No.10. Work has commenced on digging out an area for the summerhouse which has exposed some roots of trees in neighbouring gardens. A tree report submitted with the application has made recommendations on how to best to carry out the development with minimal impact on the trees and our Tree Officer is satisfied with its findings.

The summerhouse itself will be flat roofed and timber clad with an open covered area to its west side. The ground level rises towards the end of the garden but the summerhouse will be set into the ground, approximately 0.8m below ground level. It will be 2.8m high, 4m wide and 6m wide (plus 3.6m wide covered area) and it is not considered that it will cause harm to neighbours in itself, being a typical outbuilding common to many properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Car parking
5. Cycle parking
6. EV charging spaces
7. CMP
8. Drainage
9. To be carried out in accordance with tree report recommendations
10. Remove PD Class A and B
11. Obscure glaze side windows
12. Details of screening to sides of decking and/or amended plans showing decking relocated off boundary to be submitted, approved and installed prior to first use or construction.

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

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.

Southern water

Drainage

Demolition

Case Officer: Peter Barnett Date: 21 October 2020

Authorised by: Gary Peck Date: 21 October 2020