



ADUR DISTRICT COUNCIL

27 October 2023

Adur Planning Committee	
Date:	6 November 2023
Time:	6.30 pm
Venue:	QEII Room, Shoreham Centre, Shoreham-by-Sea

Committee Membership: Councillors Carol Albury (Chair), Joe Pannell (Vice-Chair), Jeremy Gardner, Carol O'Neal, Vee Barton, Dan Flower, Jim Funnell, Gabe Crisp and Andy McGregor

NOTE:

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail democratic.services@adur-worthing.gov.uk before **midday** on **Friday 03 November 2023**.

Agenda

Part A

1. Substitute Members

Any substitute members should declare their substitution.

2. Declarations of Interest

Members and Officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

Members and Officers may seek advice upon any relevant interest from the Monitoring Officer prior to the meeting.

3. Public Question Time

So as to provide the best opportunity for the Committee to provide the public with the fullest answer, questions from the public should be submitted by **midday** on **Wednesday 01 November 2023**.

Where relevant notice of a question has not been given, the person presiding may either choose to give a response at the meeting or respond by undertaking to provide a written response within three working days.

Questions should be submitted to Democratic Services – democratic.services@adur-worthing.gov.uk

(Note: Public Question Time will last for a maximum of 30 minutes)

4. Members Questions

Pre-submitted Members questions are pursuant to rule 12 of the Council & Committee Procedure Rules.

Questions should be submitted by **midday** on **Wednesday 01 November 2023** to Democratic Services, democratic.services@adur-worthing.gov.uk

(Note: Member Question Time will operate for a maximum of 30 minutes.)

5. Confirmation of Minutes

To approve the minutes of the Planning Committee meeting held on **23 October 2023**, which have been emailed to Members.

6. Items Raised Under Urgency Provisions

To consider any items the Chair of the meeting considers urgent.

7. Planning Applications (Pages 5 - 14)

To consider the reports by the Director for Place, attached as Item 7.

Part B - Not for publication - Exempt Information Reports

None

Recording of this meeting

Please note that this meeting is being audio live streamed and a recording of the meeting will be available on the Council's website. This meeting will be available on our website for one year and will be deleted after that period. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

For Democratic Services enquiries relating to this meeting please contact:	For Legal Services enquiries relating to this meeting please contact:
Katy McMullan Democratic Services Officer 01903 221006 katy.mcmullan@adur-worthing.gov.uk	Caroline Perry Senior Lawyer & Deputy Monitoring Officer 01903 221081 Caroline.perry@adur-worthing.gov.uk

Duration of the Meeting: Three hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

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ADUR DISTRICT
COUNCIL

Planning Committee
6 November 2023

Agenda Item 7

Ward: ALL

Key Decision: Yes / No

Report by the Director for Place

Planning Applications

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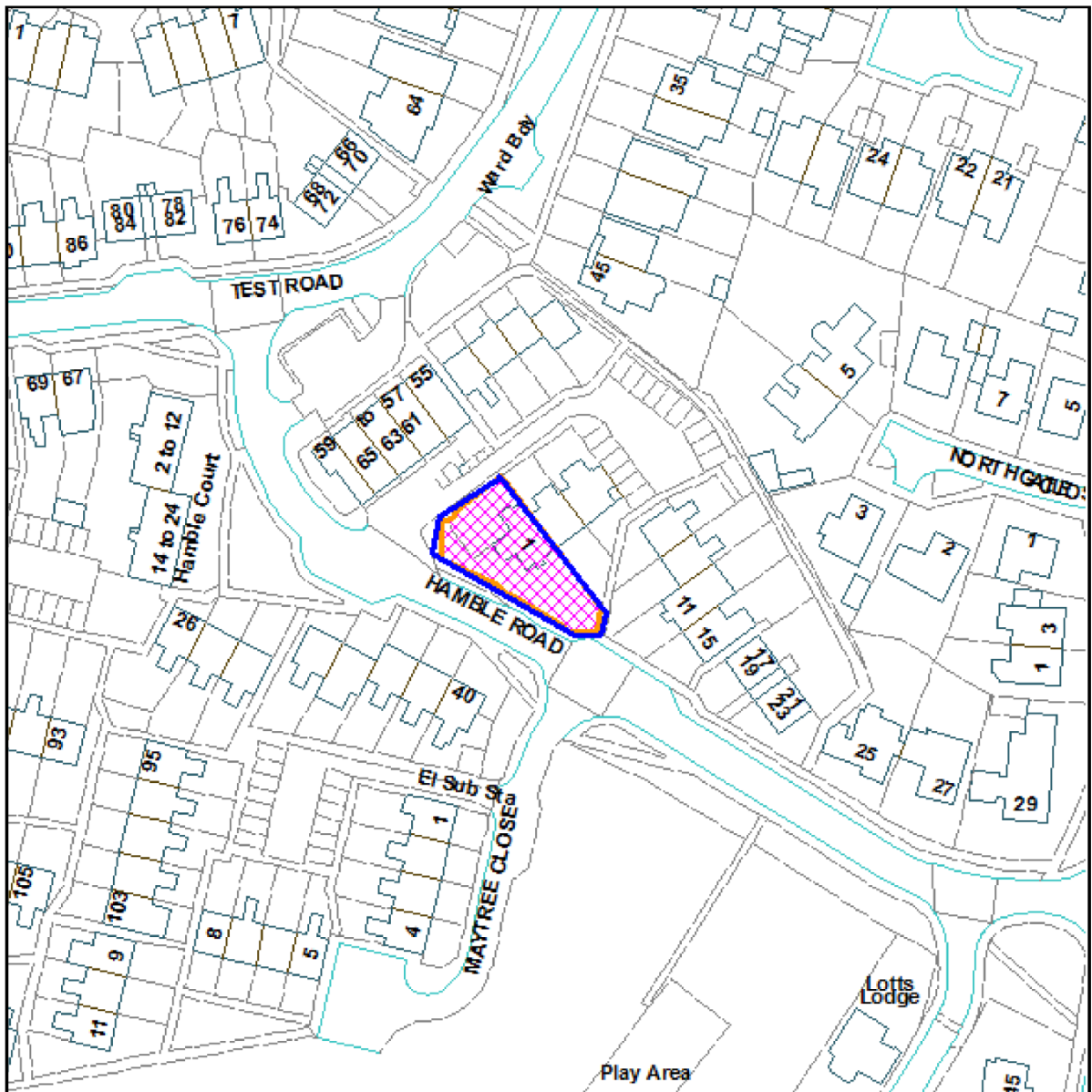
Application Number: **AWDM/1317/23** Recommendation – **REFUSE**

Site: **1 Hamble Road, Sompting, West Sussex**

Proposal: **Construction of single storey 1 bed accessible dwelling attached to west elevation**

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Application Number:	AWDM/1317/23	Recommendation - REFUSE
Site:	1 Hamble Road, Sompting, West Sussex	
Proposal:	Construction of single storey 1 bed accessible dwelling attached to west elevation	
Applicant:	Mr Neil Janner	Ward: Peverel
Agent:	Mr Peter Wilson	
Case Officer:	Hannah Barker	



Not to Scale

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The application has been called in to the Committee for determination by Councillor Carson Albury. The previous application AWDM/0660/23 was refused by committee members on 3rd July 2023.

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within a residential area in Sompting. There is a parade of local shops to the north and the service road which serves these is adjacent to the boundary. Consent is sought for a new single storey dwelling to be attached to the existing end of terrace dwelling. The building is of flat roof design and is described in the applicant's Design and Access Statement as a single bed flat for a disabled person in a wheelchair. The conservatory and rear extension are to be removed at the host dwelling. The building will be completed in materials to match the main dwelling.

This proposal is largely the same as that previously refused however the current plans show an enlarged entrance hall and lounge with the footprint over all slightly enlarged. The site is shown on the proposed plans outlined in red with its amenity space without including the host dwelling which was shown to be included in the red line on the former applications. There is slight change to the site outline adjacent to the service road from that shown on the former applications, representing the current site boundary.

The proposed elevations have been simplified with the removal of the cladding and brick only proposed to match the existing attached dwelling.

Relevant Planning History

AWDM/0660/23 - Construction of single storey 1 bed dwelling attached to west elevation - refused at committee for the following reason:

The proposed development in terms of its form, scale and siting would represent overdevelopment with substandard amenity space and unneighbourly impact. It would therefore be detrimental to the visual and residential amenities of the locality. It would set a precedent for further development and the cumulative effect would be harmful to the character and appearance of the area, contrary to Policy 15 of the Adur Local Plan and the NPPF.

AWDM/0075/23 - Construction of single storey 1 bed dwelling attached to west elevation - refused.

AWDM/0674/16 - Demolition of existing conservatory to south west side and existing conservatory and extension to rear. Construction of 1 x 2 bed dwelling attached to existing dwelling, including single-storey rear extension to existing dwelling - refused and appeal dismissed

AWDM/1344/22 - Construction of single storey 1 bed dwelling attached to west elevation - withdrawn

Consultations

West Sussex County Council: The Highways Authority

No vehicular access is associated with this site, whilst pedestrian access to the dwelling will be achieved via the west side of the plot. The LHA does not anticipate that the addition of one dwelling would give rise to a significant material intensification of movements to or from the site.

No vehicular parking is proposed. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. Therefore, vehicular parking would have to be accommodated on-street. The LHA does not anticipate that the proposed nil car parking provision would result in an adverse highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

No details regarding cycle parking have been provided. Cycling is a viable option in the area and the LHA request that secure and covered cycle parking provision for at least one cycle be demonstrated in accordance with WSCC Parking Standards.

The site is situated in Sompting, which has services and amenities within walking/cycle distance of the site. The site is also well connected by bus services, with bus stops offering regular services from Hamble Road and Western Road North. Lancing Train Station is situated approximately 1.5km east of the site.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Southern Water: - Standard conditions and informatives are recommended.

Sompting Parish Council: - The Council has no objection

Adur and Worthing Councils:

Private Sector Housing: - No objection on PSH grounds.

Environmental Health Public Health: - Hours of work conditions should be attached.

Representations

1 representation received from the owner/occupier of 3 Hamble Road objecting to the proposals.

- Impact on natural light
- Parking issues
- The current tenant has no knowledge of the extension.
- The service road behind has delivery trucks

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15, 18, 20, 22, 28, 34, 36

'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats';

Sustainable Energy SPD (August 2019)

Adur Planning and Climate Change Checklist (June 2021)

WSCC Guidance on Parking at New Developments (Sept 2020).

National Planning Policy Framework (July 2021)

Technical Housing Standards – nationally described space standard (DCLG 2015)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The relevant issues are the effects on the amenities of the existing neighbouring residential occupiers and future occupiers of the dwelling, the effect on the character and appearance of the area and highway, parking and access.

It is not considered that the changes proposed alter the assessment and recommendation made when this application was previously brought to committee and refused.

Visual Amenity and Character

The site is prominent on the corner of an end of terrace clearly visible from the north, south and west within the street scene and neighbouring properties. There is currently a side and rear boundary wall adjacent to the grass verge and highway, enclosing a side garden, with a fence enclosing the rear. The proposal would result in this being opened up to the rear and side for the entrance to the new, attached single storey dwelling. The new building would therefore be clearly visible within the street scene. Due to its scale, design and separate entrance and amenity space it would be visible in character as a separate dwelling. It would form an unusual feature within the street scene, both out of scale and character, resulting in overdevelopment which would be detrimental and inconsistent with the existing pattern of established development.

A previous application for a dwelling was refused and dismissed on appeal. It should be noted that the Inspector's Decision made reference to the purposeful layout of houses and their generous setback from the back edges of footways resulting in a sense of space in the streetscene. It was stated:

"While no. 1s side garden is enclosed by a wall and fencing, I nevertheless found this garden area to be contributing to the sense of spaciousness within the streetscene, given that the area above the top of the boundary enclosure is essentially free from built development and is thus open. The new house would increase the built mass within the grounds of No.1 and I consider that this would amount to an unacceptable loss of spaciousness within Hamble Road's street scene."

The previous development was considered to cause unacceptable harm to the character and appearance of the area.

The infill of this area with the proposal in this case would have a similarly detrimental impact. While at single storey level only, it would nevertheless alter the character of the area in the same way, introducing alien development in a prominent location.

Residential amenity future and existing occupiers

Because of the narrow nature of the application site on its south eastern side, the vast majority of the proposed development would need to be constructed on the north western side of the plot. The close proximity of the host dwelling with the side/rear elevation of the new building adjoining the entire side boundary of the host's garden would give rise to an unneighbourly development that would have an unacceptably adverse impact upon the amenities of the neighbouring property. The host garden amenity space would also be reduced, albeit to an area similar to that of the adjacent houses in the terrace; however it is limited further by the enclosure along the boundary.

The dwelling provided for a wheelchair user is presented by the applicant as providing the internal space required, however external garden area is limited. The orientation of the building does not give rise to scope for a rear garden, its amenity space is to the side. It is narrow and the main section is directly adjacent to the front

entrance of the host dwelling. A small area is provided which is considered to be unsuitable.

The applicant's agent has provided details relating to provision of the accommodation for a wheelchair user and compliance with building regulations.

Highway, Parking and Access

No off street parking or cycle storage is provided for the proposed dwelling. West Sussex County Council Highways Authority has advised that there is no concern with regards to this as off street parking is available. However for a wheelchair user this provision would be necessary to ease living and would be necessary to accommodate the occupier. There is no suitable space for parking in this case, this would both be harmful in visual terms and would reduce amenity space further.

Other Matters

The applicant's agent has presented the development as meeting a need for wheelchair user accommodation. The proposal gives rise to the harm set out above in terms of character and impact upon the existing and future occupier of the site and host dwelling. This provision is not considered to outweigh the harm caused in this case.

Recommendation

REFUSE for the following reason:-

1. The proposed development in terms of its form, scale and siting would represent overdevelopment with substandard amenity space and unneighbourly impact. It would therefore be detrimental to the visual and residential amenities of the locality. It would set a precedent for further development and the cumulative effect would be harmful to the character and appearance of the area, contrary to Policy 15 of the Adur Local Plan and the NPPF.

6 November 2023

Local Government Act 1972

Background Papers:

As referred to in individual application reports

Contact Officers:

Hannah Barker

Senior Planning Officer (Development Management)

Town Hall

01903 221475

hannah.barker@adur-worthing.gov.uk

Schedule of other matters

1.0 Council Priority

- 1.1 As referred to in individual application reports, the priorities being:-
- to protect front line services
 - to promote a clean, green and sustainable environment
 - to support and improve the local economy
 - to work in partnerships to promote health and wellbeing in our communities
 - to ensure value for money and low Council Tax

2.0 Specific Action Plans

- 2.1 As referred to in individual application reports.

3.0 Sustainability Issues

- 3.1 As referred to in individual application reports.

4.0 Equality Issues

- 4.1 As referred to in individual application reports.

5.0 Community Safety Issues (Section 17)

- 5.1 As referred to in individual application reports.

6.0 Human Rights Issues

- 6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

7.0 Reputation

- 7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

8.0 Consultations

8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

9.0 Risk Assessment

9.1 As referred to in individual application reports.

10.0 Health & Safety Issues

10.1 As referred to in individual application reports.

11.0 Procurement Strategy

11.1 Matter considered and no issues identified.

12.0 Partnership Working

12.1 Matter considered and no issues identified.

13.0 Legal

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

14.0 Financial implications

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.