

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	

The Planning Services Manager presented the report, explaining to the Members that the application had previously been considered at a Planning Committee meeting in July 2023 and had been refused. He outlined the minor changes that had been made to the application since that meeting.

Members had questions for the Officer regarding the necessity of the cycle spaces, considering the property was designed for a disabled occupant and also queried if there was an allocated disabled parking space for the dwelling. The Officer clarified that the cycle spaces were a standard requirement and there was no allocated disabled parking space for the property. Members noted that although there was a disabled parking space across the road from the dwelling, this was available for any disabled vehicle and so accessibility remained a concern.

The Officer confirmed for Members that there were other flat roof buildings in the area and the height of the proposed dwelling would be level with the bottom of the first floor windows of the neighbouring two storey property. He also confirmed that the objection that had been reproduced within the agenda was a fresh objection pertaining to this new application.

There was one registered speaker, the applicant, who explained to the committee how he had spent the majority of his working life as an Occupational Therapy Technician, advising disabled people on appropriate adjustments to their properties. Due to this he was acutely aware of the deficit of accessible dwellings for disabled persons and this had led to the application. He also explained that although this development would result in a reduction to the original properties garden, the size of the area remaining would be the same as all other properties in that road.

During debate Members commented that the application must be considered on planning grounds and that overdevelopment and the relationship between the two properties remained an issue.

A Member suggested that the Committee should explore ways to approve the application due to the lack of this type of independent living accommodation for disabled people. The Member considered the benefit of such a property outweighed the harm to the character and appearance of the area. Other Members voiced that

approving this application could set a precedent for over development rather than setting a precedent of creating disabled properties.

Overall, Members considered that the application did not offer enough benefits to mitigate the planning grounds it had been previously refused on and, as it had been rejected for sound planning reasons at the previous Committee meeting, a Member proposed that it be rejected again. This proposal was seconded and voted on with an outcome of eight votes in favour of the proposal and one vote against.

Decision: **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.