

Parish: West Wittering	Ward: West Wittering
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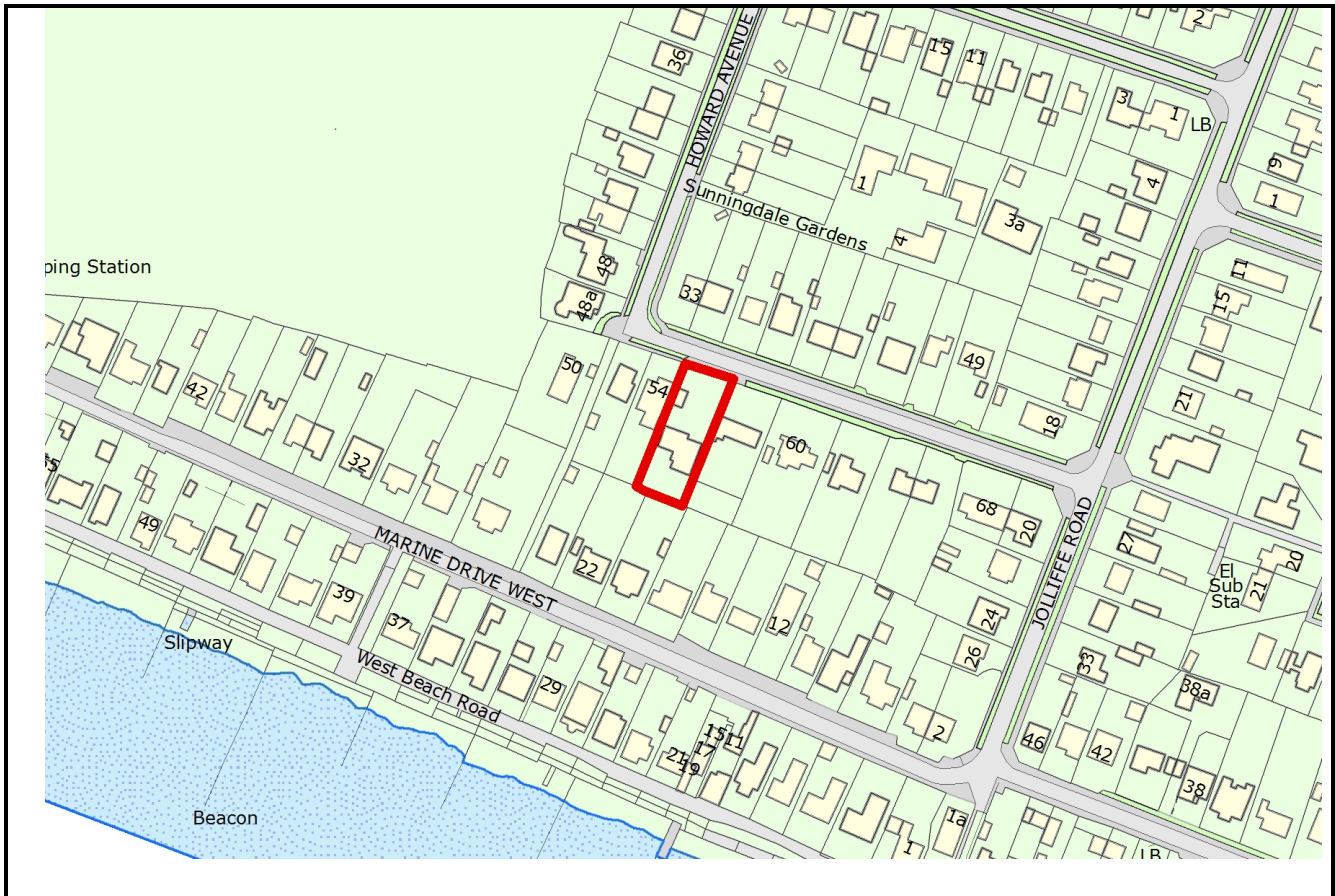
Proposal Demolition of existing bungalow and garage and the erection of 2 no. replacement dwellings.


Site Danbury 56 Howard Avenue West Wittering PO20 8EU

Map Ref (E) 478830 (N) 97222

Applicant Mr Higgins

DEFER FOR S106 THEN PERMIT



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1.0 Reason for Committee Referral

Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

2.1 The application site falls within the settlement boundary of West Wittering in a built up urban area. Howard Avenue comprises a mix of architectural styles with brick built bungalows being present alongside a mix of larger two storey dwellings. There are a range of detached and semi-detached properties along Howard Avenue, most of which are set back from the road side with the provision of amenity space to the front.

2.2 The application site is occupied by a single storey dwelling. The dwelling is set further back into its plot in comparison to adjacent properties and due to its siting within its plot represents an anomaly in the street scene. There is a pitched roof single garage within the front garden close to the western boundary of the site, with a driveway that is of a sufficient length to provide parking for 2 vehicles in tandem. The boundary treatment to the front comprises a breezeblock wall with some planting behind, whilst boundaries to each side of the site comprise a combination of fencing and planting.

3.0 The Proposal

3.1 The application seeks full planning permission to demolish the existing bungalow and garage, subdivide the plot into 2 no. parcels of land and erect 2 no. detached 2 storey dwellings. Following submission the scheme has been amended to address concerns raised by officers.

3.1 Each unit would comprise 3 bedroom dwellings with an open plan kitchen/diner and living space at ground floor level and 3 bedrooms, a study and 3 bathrooms at first floor level. Each property would also include an integral garage and cycle store. Both plots would be inset at first floor on their rear elevation and would incorporate a single storey extension at ground floor with roof lantern above.

3.2 The 2 no. proposed units would be set forward of the existing dwellings' position within the site, and they would be staggered. Plot 1 would be set further forward in its plot than Plot 2 to assimilate the development with the existing building line and frontage along this part of Howard Avenue. Both properties would provide an area of amenity space forward of their primary elevations which would include a landscaped area and car parking.

3.3 The existing dwelling on the site measures approximately 4.7m (h) x 16.26m (w) x 13.24m (d). Each of the proposed new dwellings would have a height of 7.05m, a width of 6.7m and an eaves height of 3.8m whilst the depth of the proposed dwellings would vary. The depth of the proposed dwelling on plot 1 would measure approximately 15.28m at 2 storeys increasing to 17.84m with the single storey rear projection. The depth of the proposed dwelling on plot 2 would measure 14.28m at 2 storeys increasing to 17.84m with the single storey projection.

3.4 Both properties would comprise a mix of materials and finishing. Plot 1 would be a mixture of white render, dark grey/green window surrounds and facing brick. Plot 2 would comprise a mix of white render and Cedral weather boarding.

4.0 **History**

There is no relevant history.

5.0 **Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 **Representations and Consultations**

6.1 West Wittering Parish Council

(06 October 2017)

The Parish Council objects to this application. The development by way of mass and bulk is out of keeping with the current street scene and unneighbourly. It is not clear if adequate off street parking spaces can be fitted in.

(12 December 2017)

I have discussed the substitute plans with the Chairman, the view of the Parish Council does not change and the objection on the grounds already made stands.

6.2 CDC Coastal and Drainage Engineer (summarised)

No objection.

6.3 WSCC Highways (summarised)

No objection subject to conditions relating to provision of access, car parking spaces and cycle parking.

6.4 1 Third Party letter of objection has been received concerning:

- a) Existing drains and the pumping station in East Wittering cannot cope now, adding extra dwellings is not the answer
- b) Surface water flooding
- c) I do not object to a replacement dwelling, but the site is not suitable for 2
- d) I note also that the parcel of land that was purchased with the bungalow is not being used, this joins my garden

- e) Likely to be a second home and the price will be such that the local families will be unable to afford them

6.5 1 Third Party letter of support has been received concerning:

- a) Correspondence from the Planning Officer is supportive of two properties being constructed
- b) Whether semi-detached or detached is therefore irrelevant
- c) Design is attractive and not overbearing
- d) Makes a change that properties are not going right to the boundary which many in Howard Avenue are

7.0 Planning Policy

The Development Plan

7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029 and all made neighbourhood plans. There is no made neighbourhood plan for West Wittering at this time.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Development Strategy and Settlement Hierarchy

Policy 33: New Residential Development

Policy 39: Transport, Accessibility and Parking

Policy 42: Flood Risk and Water Management

Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas

National Policy and Guidance

7.4 Government planning policy now comprises the National Planning Policy Framework (NPPF), paragraph 14 of which states:

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking:

For decision-taking this means unless material considerations indicate otherwise:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in (the) Framework indicate development should be restricted.

7.5 Consideration should also be given to paragraph 17 (Core Planning Principles), paragraphs 48, 49, 50, 53, 60, 61, 63, 64, 65, 111, 113, 118 and 123.

7.6 The government's New Homes Bonus (NHB) which was set up in response to historically low levels of housebuilding, aims to reward local authorities who grant planning permissions for new housing. Through the NHB the government will match the additional council tax raised by each council for each new house built for each of the six years after that house is built. As a result, councils will receive an automatic, six-year, 100 per cent increase in the amount of revenue derived from each new house built in their area. It follows that by allowing more homes to be built in their area local councils will receive more money to pay for the increased services that will be required, to hold down council tax. The NHB is intended to be an incentive for local government and local people, to encourage rather than resist, new housing of types and in places that are sensitive to local concerns and with which local communities are, therefore, content. Section 143 of the Localism Act which amends S.70 of the Town and Country Planning Act makes certain financial considerations such as the NHB, material considerations in the determination of planning applications for new housing. The amount of weight to be attached to the NHB will be at the discretion of the decision taker when carrying out the final balancing exercise along with the other material considerations relevant to that application.

Other Local Policy and Guidance

7.7 The following Supplementary Planning Documents and Local Guidance are material to the determination of this planning application:

- o Planning Obligations and Affordable Housing SPD
- o Surface Water and Foul Drainage SPD
- o CDC Waste Storage and Collection Guidance
- o West Wittering Village Design Statement

7.8 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- o Support communities to meet their own housing needs
- o Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Principle of development
- ii. Design and impact upon visual amenity
- iii. Impact upon the amenities of neighbouring properties
- iv. Highway Safety
- v. Drainage
- vi. Ecological considerations

Assessment

i. Principle of development

8.2 The application site lies within the service village of West Wittering, and very close to East Wittering which is a designated settlement hub, as defined by Policy 2 of the Chichester Local Plan (CLP), and there is a wide range of services and facilities available to support new residential development in this locality. Therefore the site lies in an existing built up area where new residential development is considered to be sustainable and acceptable in principle, subject to assessment of the other material considerations set out below.

ii. Design and impact upon visual amenity

8.3 Policy 33 of the Chichester Local Plan requires new development to be of a high quality design that supports or enhances the character of the surrounding area, and the NPPF states that new development should take the opportunities available to improve the overall quality of an area. The application site lies within Area 3 (South East Marine) of the West Wittering Village Design Statement (VDS), and the VDS states that the character of the area is eclectic and presents few limitations on the style of any new development. Along the southern section of Howard Avenue there have been a number of changes to the character and appearance of properties in recent years. Existing properties have introduced replacement facing materials on existing dwellings, such as Cedar boarding to reflect the coastal character of newer properties in the locality, and a modern 2 storey replacement dwelling has been constructed on the plot to the west of the application site. As such the street upon which the application site lies has a varied character, which provides scope to accommodate new development of a high quality without harm to the character and appearance of the locality.

8.4 The proposed development would subdivide the plot into 2 no. residential parcels whilst maintaining gaps between the two plots and surrounding development. The gaps between properties would be comparable to other properties in the locality, many of which have a tightknit relationship with surrounding dwellings. The proposed plots would be slightly narrower than other plots within the street, however it is considered that the creation of two slightly narrower plots would not in itself be harmful to the character of the streetscene. The properties would be set back from the front of the site. Plot 1 would be set slightly further forward than Plot 2, which would positively address the disparity in building lines between Nos 54 and 60 Howard Avenue. Most properties along Howard Avenue are set back from the main road and provide off-road parking forward of the dwellings. Therefore the siting of the dwellings, provision of off road parking and landscaping within the front gardens would ensure that the character of the area would be reinforced.

8.6 The proposed siting of the properties would ensure that the buildings reflect the existing layout and character of Howard Avenue. It is therefore considered that whilst the amount of development within the site would increase, the proposed sub-division of the existing plot and the creation of 2 dwellings on the site would not appear unduly cramped or an over development of the site.

8.7 The proposed development would replace an existing bungalow with 2 storey properties. Howard Avenue comprises a mix of 1.5 storey and two storey dwellings, with

the existing building appearing as the anomaly in the street scape. The height of the dwellings has been reduced during the course of the application so that the height would match that of the new dwelling to the west of the application site and would be lower than other 2 storey properties within the streetscene. The layout of the site coupled with the proposed ridge heights at, or below, the other 2 storey properties in the street would ensure that the massing and bulk of the units would be incorporated well within the existing street scape. Therefore, whilst the proposed development would replace a low level bungalow it would not appear incongruous within the streetscene. Furthermore, the proposed dwellings would be individually designed properties with a mixed pallet of materials appropriate to the locality, ensuring that the buildings would assimilate well into the streetscene.

8.8 Taking the above considerations into account, the development would achieve a high quality design that would be assimilated into the existing street scape positively. On this basis, the development would accord with Policy 33 of the Chichester Local Plan, Section 7 of the NPPF and the West Wittering Village Design Statement

iii. Impact upon the amenities of neighbouring properties

8.9 Policy 33 of the CLP seeks to safeguard the amenities of neighbouring residential properties. The neighbouring property to the west (54 Howard Avenue) is a recently constructed 2 storey dwelling whilst the neighbouring property to the east (No. 58 Howard Avenue) comprises a single storey dwelling.

8.10 The existing property on the site comprises a single storey bungalow; however, owing to its larger footprint and steeply pitched roof, it results at times in shadows being cast across the neighbouring properties. The proposed dwellings would be moved forward on their plots compared to the existing bungalow and the siting of the proposed dwellings would result in a more harmonious relationship between the development and the neighbouring properties. The proposed dwellings would not breach a 45 or 60 degree line taken from the nearest rear facing windows on either of the neighbouring properties. It is therefore considered that the proposed 2 units would not have an overbearing impact upon the neighbouring properties and they would not result in loss of light. The proposal would therefore safeguard their amenities in accordance with policy 33 of the CLP.

8.11 The fenestration has been sensitively arranged to minimise the impact of the proposal upon the neighbouring properties. Plot 1 does not include any large windows on the side elevation facing no. 54, and whilst 2 high level windows would be provided on the western elevation of the dwelling to facilitate internal light, the size of these glazing units and their height would not result in overlooking of No. 54. Similar style windows are proposed to the eastern elevation of Plot 2 and their placement, coupled with their overall size, would not result in overlooking of No. 58 to the east. Roof lights are proposed within the ridge line of the properties; however, these would only serve first floor level, where the roof light would be in excess of 1.7m from the height of the finished floor levels. The applicant has confirmed no mezzanine floors will be inserted which would ensure these windows would not result in overlooking to neighbouring properties. It is recommended that a condition is imposed preventing the insertion of any further windows in the side elevations of each dwelling, which would ensure any additional windows would require planning permission.

8.12 Both proposed plots include Juliette balconies at first floor level to their rear elevations which would serve a bedroom. The proposed Juliette balconies facilitate a comparable amount of overlooking to that of first floor windows which are found in locations such as these on adjacent and comparable properties. Therefore, the provision of Juliette balconies in these locations would be unlikely to result in any greater impacts than any other first floor window being placed in this location, and therefore it is considered that the fenestration to the rear of the property would safeguard the amenities of the neighbouring properties.

8.13 Residential properties are located to the north of the application site on the opposite side of Howard Avenue, whilst to the rear properties along Marine Drive West back onto the southern boundary of the application site. These properties would be located a significant distance away from the proposed dwellings and as such the proposal would not result in demonstrable impacts upon overlooking or privacy. Whilst the additional increase in size would be visible, the separation distances between the application site and neighbouring properties would ensure that these would not translate into demonstrable impacts upon neighbouring residential amenity.

8.14 Taking the above factors into account, the development would not give rise to significant adverse impacts upon neighbouring amenity and would therefore accord with Policy 33 of the CLP.

iv. Highway Safety

8.15 The applicant has provided parking provision for 4 vehicles off-road (with one vehicle being incorporated within the internal garage). The consultation response from the Local Highway Authority (LHA) confirms that the internal garage dimensions would accord with the minimum size required for a garage parking space and can therefore be accounted for in the total off-street parking provision. Such a level of provision has been assessed by the LHA as being appropriate for proposed properties in this location.

8.16 The garages could have the potential to be converted at a later date which would lead to a reduced level of off-street parking provision. It is noted within the West Wittering VDS that a particular problem within the area is lack of on-road parking. To safeguard this parking in accordance with the West Wittering VDS, a condition is recommended requiring the garages to be used for the purpose of parking private motor vehicles in connection with the residential use of the property only.

8.17 The LHA has identified that the site falls along an unclassified residential street subject to a 30 mph speed restriction, where vehicle speeds would be low and traffic levels light. The LHA have confirmed that they do not wish to raise a highway safety or capacity concern relating to the proposed access to the site. Whilst vehicles would be unable to enter and exit in a forward gear when parking capacity is at its maximum, the vehicle speeds and visibility at the point of the dropped kerb would not result in impacts on the highway that would be considered 'severe'. In accordance with the advice received from the LHA it is considered that proposed access arrangements would be acceptable.

8.18 Taking the above into account, the development would provide for sufficient parking for the demands created and safe and adequate access arrangements. The proposal would therefore accord with the contents of Policy 39 of the Chichester Local Plan and the West Wittering VDS in this regard.

v. Drainage

8.19 Concern has been raised by a third party about the potential for flooding and surface water drainage. The site falls within Flood Zone 1 which comprises areas at lowest risk of flooding. The Council's Drainage Engineer has confirmed that the proposed use of soakaways to manage surface water would be an appropriate and effective method of drainage in this area. The Drainage Engineer has not requested details of the drainage to be agreed, rather it is noted that the drainage should be constructed to meet building regulations requirements. Therefore it is considered that it would not be necessary or reasonable to impose a planning condition requiring the details of the drainage to be submitted. Taking the above into account, the development would not result in a demonstrable risk of flooding and the proposal would therefore accord with the contents of Policy 42 of the CLP and Section 11 of the NPPF.

vi. Ecological Considerations

8.20 The application site falls within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA) where any net increase in residential units is likely to have a significant effect as a result of recreational disturbance. The applicant has paid a financial contribution towards the Phase III Joint Solent Disturbance and Mitigation Project in accordance with policy 50 of the CLP, however to date the applicant has not provided a S106 Planning Obligation in connection with the contribution which has been paid. Following receipt of a signed Planning Obligation the requirements of policy 51 of the CLP to provide appropriate mitigation will have been met. An update will be provided at the Planning Committee.

Conclusion

8.21 Based on the proposed design, layout, size, proportions, scale, massing and finishing of the proposed properties, the development would accord with the character of the street scape and would not result in any significant harm to the amenities of existing adjacent residents. Therefore, the development proposal complies with national planning policies, development plan policies and the contents of the West Wittering Village Design Statement. The application is therefore recommended for approval.

Human Rights

8.22 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account when reaching this recommendation and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

DEFER FOR S106 THEN PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby permitted shall be carried out in accordance with the approved plans; 28028-PD102 Rev B Proposed Elevations and Floor Plans and 2802-PD100 Rev A Location Plan and Proposed Site Plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) Notwithstanding any details submitted **no development/works shall commence** until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

4) **No part of the development hereby permitted shall be occupied** until refuse and recycling storage facilities have been provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the refuse and recycling storage facilities shall be maintained as approved and kept available for their approved purposes in perpetuity.

Reason: To ensure the adequate provision of onsite facilities in the interests of general amenity and encouraging sustainable management of waste.

5) **No part of the development shall be first occupied** until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Howard Avenue in accordance with plans and details that shall first have been submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

6) **No part of the development hereby permitted shall be first occupied** until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

7) **The development hereby permitted shall not be first brought into use** until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities, and for large scale developments shall include a program for the provision of the landscaping. In addition all existing trees and hedgerows on the land

shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. The approved scheme **shall be carried out in the first** planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

8) Prior to first occupation of the dwelling(s) hereby permitted the associated boundary treatments shall be provided in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include;

- (a) scaled plans showing the location of the boundary treatments and elevations, and
- (b) details of the materials and finishes.

Thereafter the boundary treatments shall be maintained as approved in perpetuity.

Reason: In the interests of protecting the amenity of neighbours.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the garage hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property.

Reason: To ensure the adequate provision of onsite parking for the purpose of highway safety.

10) Notwithstanding the provisions of Part 1 Schedule 2 of the Town and Country Planning ((General Permitted Development) (England) Order, 2015 (or any Order revoking, re-enacting or modifying that Order) no window(s) (including dormer windows) or door(s) shall be inserted into any elevation or roof pitch of the buildings hereby permitted without a grant of planning permission.

Reason: In the interests of protecting the amenity of neighbours and the surrounding area.

11) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no building, structure or other alteration permitted by Class A, B, C or D of Part 1 Schedule 2 shall be erected or made on the application site without a grant of planning permission from the Local Planning Authority.

Reason: In the interests of protecting the amenity of neighbours and the surrounding area.

INFORMATIVES

1) 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.

For further information on this application please contact James Cross on 01243 534734