Expiry Date - 06/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0468/10 **Recommendation – Permit Application**

Site: **27 Penhill Road Lancing West Sussex BN15 8HA**

Proposal: **Non-material amendment of ADC/0365/09 to increase height of proposed house at front (replacing No. 27 Penhill Road) to match No.25, minor revisions to internal layout and fenestration, reduction of firstfloor front bedroom windows, and retention of existing parking bay at front**

The Application

Planning permission was granted in February 2010 for the redevelopment of the former storage site and bungalow at 27 Penhill Road with a terrace of four houses at the rear and a detached house at the front (ADC/0365/09). This application seeks approval of non-material amendments to that scheme.

The amendments comprise the following:

- The original elevations were found to be incorrect and the ridge height of the unit at the front (now known as Plot 5) has been raised to ensure that it matches the ridge height of the adjacent dwelling (no.25). It was originally shown on the drawings as matching so in visual terms there is little difference.

- There have been minor elevational changes to the front and rear of Plot 5 with a pitched roof over the front bay now proposed and changes to the positions and design of windows and doors.

- A parking space is to be provided at the front of Plot 5 where there was previously a garden shown.

- Ground floor side windows are shown on Plots 1 and 4, serving a WC

- Pitched roof porch canopies are shown over the front doors to Plots 1-4

- Bin storage for Plots 1 and 2 is shown adjacent to the western boundary with No.25, with bin storage for Plots 3 and 4 on the eastern boundary.

Consultations and Representations

Consultations/Comments

Lancing Parish Council - Not received

Third Parties

An email has been received from the occupier of 25 Penhill Road objecting to the proposed parking space in the front garden of Plot 5. This will remove on street parking space and increase congestion in Penhill Road. There will be no trees planted at the front of the property.

Relevant Planning Policies and Guidance

The South East Plan 2006-2026 (GOSE 2009): SCT1, SCT5, SP3, CC6, H1-2, H5, BE1-2
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwellings and Flats'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS3 'Housing' (DCLG 2006)
PPG13 'Transport' (DTLR 2001)
PPS23 'Planning and Pollution Control' (ODPM 2004)

Planning Assessment

Policies

The site is located within the built-up area of Lancing and is not identified for any particular use or development in the Local Plan. There is no policy specifically protecting the use of the site for business purposes although there are general policies encouraging mixed use development. In this instance, the re-use of the site as a builders' yard has the potential to be unneighbourly because it directly adjoins dwellings to the west and north. Consequently, it is considered that there is no objection in principle to redevelopment for wholly residential purposes. Residential infilling and redevelopment is needed in order to meet the housing requirements of the approved South East Plan and Local Plan.

The South East Plan sets out the long term spatial planning framework for the region with the aim of achieving more sustainable development, protecting the environment and combating climate change. Policy SP3 seeks to achieve at least 60% of all new developments on previously developed land and through conversions of existing buildings. Developments in urban areas, including infill, should be well designed and consistent with the principles of urban

renaissance and sustainable development. Policy CC6 requires development to respect, and where appropriate enhance, the character and distinctiveness of settlements and landscapes throughout the region, and to use innovative design processes to create a high quality built environment which promotes a sense of place.

Policy SCT1 gives priority to pro-actively pursuing sustainable economic growth and regeneration of the Sussex Coast whilst also protecting and enhancing its high environmental quality, its cultural and historic assets and promoting excellence in design of new developments in recognition of their importance to economic success and quality of life. SCT5 & H1 set housing targets for the Sussex coast sub-regional area and Adur for 2006-2026. These targets are to be met by focusing development in existing towns, by optimising the use of previously developed land. H5 aims to raise the quality, adaptability and sustainability of new housing and at higher densities (overall regional target 40 dwellings per hectare). T4 states that Local Development Documents should apply guidance on parking standards for housing in line with PPS3, reflecting local circumstances, and ensure sufficient and secure cycle parking for new flats and houses. BE1, entitled management for an urban renaissance, states that opportunities will be taken to improve the built environment, including by promoting design solutions relevant to their context and building upon local character and by supporting opportunities for appropriate higher density and mixed use development schemes. BE2 states that Local Development Frameworks should identify areas where suburban intensification could assist wider planning objectives subject to providing clear planning and design guidance based on local character appraisal.

Local Plan policy AH2 relates to new residential development (by way of infilling and redevelopment) and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space around New Dwellings and Flats'.

Government policy guidance in PPS1 states:-

"Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

PPS3 encourages best use of urban land for housing development, particularly affordable housing and a mixture of types to create a balanced community, at higher densities (avoiding developments at less than 30 dwellings per hectare) and without rigid application of parking and amenity space standards. However, it also seeks to improve the quality and

attractiveness of residential areas and urges imaginative designs and layouts which make more efficient and sustainable use of land without compromising the quality of the environment. PPS3 also states that Councils should "facilitate good design by identifying the distinctive features that define the character of a particular local area……. ...Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric… ……successful intensification need not mean high rise development or low quality accommodation with inappropriate space…….The density of existing development should not dictate that of new housing by stifling change or requiring a replication of existing style of form……If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment."

Visual amenity

The proposed amendments are not considered to result in any significant change to the visual appearance or character of the development. The alterations to Plot 5 in particular will result in the dwelling having a closer visual style to that at No.25 to the west.

Residential amenity

The amendments will not adversely affect the residential amenities of neighbouring dwellings. The addition of the parking space to the front of Plot 5 reflects a situation which is common in Penhill Road and this will not cause any serious disturbance to amenity or result in an increase in congestion. The reduced front garden will not adversely affect the amenity space available to the occupiers of Plot 5 as a reasonable-sized rear garden will remain.

Recommendation

That the non-material amendments be approved, comprising the following plan date stamped received 9 December 2010: Drawing No. 10/1844-4 (Plot 5 Plans, Elevations and Landscaping Details).

The existing planning permission ADC/0365/09 still stands and the conditions imposed upon it continue to apply to the development.

Case Officer Peter Barnett Date 5 January 2011