Development Control – Delegated Officer Report

Application Number: ADC/0445/10 Recommendation – APPROVE

Site: Overstrand, Shopsdam Road, Lancing BN15 8ES

Proposal: Four-bedroom detached dwellinghouse to south of 'Overstrand' (amendments to existing permission ADC/0163/10 including raised parapet wall on west side balcony and revisions to fenestration, internal layout, solar panels etc)

The Application

Permission was granted in July 2010 (ADC/0163/10) for one large detached house on the southern part of the site, to the south of the existing dwelling 'Overstrand'. The design is similar to the fourth house in the redevelopment scheme for 4 houses (application ADC/0098/10) which was refused and is currently the subject of an appeal on which a decision is still awaited.

The site is located on the west side of this unadopted unmade road, the road being raised above the low-lying land either side. The road also serves as a public right of way on foot to the seafront and beach. The site lies adjacent to the seafront foot/cyclepath and is opposite the Lancing Sailing Club at the front and with a boat park at the rear.

Permission was also granted in May 2008 to demolish the existing dwelling 'Overstrand' and erect 3 three-bedroom detached houses, fronting Shopsdam Road (ADC/0024/08). These new houses were identical in design with 2 parking spaces each. They had relatively large footprints approximately 10 metres wide and 10 metres deep and individual accesses, with the houses spaced out to fill the overall width of the whole site.

The current application seeks consent for amendments to the existing permission ADC/0163/10 for the single dwelling house. The architect states in the addendum to the Design and Access Statement that "during the design stage of the permitted scheme for the new beach house at Overstrand it became apparent that the functionality and architectural integrity of the house could be improved by a series of amendments."

The proposed amendments include: -

- The lower ground floor storage area expanded from 18sqm to 70sqm - this is a non-habitable space and not visible externally.
- Larger door and surfboard slot added to lower ground floor storage area -this is to add greater flexibility to the storage area.
- Changes to the roof of the building include the roof terrace parapet wall raised by 150mm, the top of the solar panels raised by 250mm, the free-standing solar panel frames with roof hatch underneath replaced by a glass lantern with solar panel frames located on top.
- The replacement of a frosted privacy screen at the rear of the first-floor terrace replaced by a parapet wall of the same height.
- Internal re-planning of the ground and first floor which results in no additional floor space. One window is removed from the south elevation, one frosted slot window added to the east elevation and front door and windows re-formatted on north elevation.

- Vent grilles added to all non-opening slot windows.
- Sliding/folding timber doors to south elevation to be replaced by external brise soleil to provide sun screening - this is required due to health and safety concerns relating to closing the doors in strong winds.
- The path along the north boundary is to be tarmac and not block paving due to changes in level.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

The South East Plan 2006-2026 (GOSE 2009): SCT1, SCT5, SP3, CC4, CC6, H1-2, H5, NRM4, BE1-2
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5 and Appendix 11 'Supplementary Planning Guidance' comprising: - Devt Control No. 3 'Space Around New Dwellings and Flats.'
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003, amended 2010)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)
PPG13 'Transport' (DTLR 2001)
PPS25 'Planning and Flood Risk' (ODPM 2006) & Circular 04/07

Planning Assessment

The dwelling already has permission (ADC/016310) so the only matters for consideration under this latest application are the effects of the proposed amendments to the design and appearance of the development. The changes do not affect flood risk or highway safety.

Although the amendments proposed are quite numerous, they are all of a relatively minor nature and are not considered to have any adverse impact on the overall appearance of the dwelling.

The amendments would also not result in any loss of privacy, loss of light or overbearing impact on any adjacent residential properties.

Recommendation

APPROVE for reason:- 2PPi amended

.....for additional housing. The proposal as amended would not detract from the existing local urban environment and can take place.....

Subject to:-

1. C1Ci
2. The permission hereby granted is solely for amendments to the design of the development and the conditions imposed on permission ADC/0163/10

and the associated section 106 Obligation shall continue to apply to the development.
Reason: - For avoidance of doubt and in the interests of residential and visual amenity and sustainability.

3. The development hereby permitted shall be carried out in accordance with the following approved plans received on 15 November 2010: -
   Drawing No's 1117-P-301; 302 Rev B; 303 Rev B; 304 Rev B and 305
   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer: Hannah Barker Date: December 2010