Development Management - Delegated Officer Report

Application Number: AWDM/1174 Recommendation – APPROVE

Site: **10 Brighton Road, Lancing, West Sussex**

Proposal: **Amendments to previously approved AWDM/1697/19; additional roof lights to front roofslope, 3no. rear dormers (2 with Juliet balconies) raised terrace for full width of property at ground floor at rear; alterations to front fenestration.**

Date of site visit: 16th December 2020 to assess original application.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling on the south side of Brighton Road backing onto the beach at Lancing. It has a large detached outbuilding on the east side which was converted to a gym and single garage some time ago. In 2012 under permission reference AWDM/1031/12 consent was granted for the conversion of the garage/gym to a granny annex including link porch extension and balcony with staircase to the south. This consent was for a conversion of the out building to a self contained 1 bedroom annex. A link extension was proposed between the annex and the main house with a new door into the existing house to enable easier movement between the annex and house. It does not appear that this consent was implemented (not fully anyway) and the outbuilding currently remains a separate building providing a garage and gymnasium used ancillary to the main dwelling house. There is no internal link between the buildings. Three parking spaces remain to the property frontage in front of the outbuilding.

Consent was granted under AWDM/1697/19 for the remodelling of the existing annexe at 10 Brighton Road to form a 2 bedroom dwelling. This dwelling is to be independent to the main dwelling at no. 10 Brighton. The building is set back from the road with the parking spaces in front. It has a shallow pitched roof and is of render brick and tile construction in keeping in style with the main house which is much larger and is adjacent to the highway with front entrance onto the side. The building is single storey with a garage door and window on the front elevation. To the rear levels drop into the beach and there are two windows serving the garage and gym and windows on lower ground floor serving a storage area. The building is 5.2 metres high from the rear elevation and 4 metres high from the ground level to the front. To the rear there is a retaining wall with a decked area and the beach beyond.

The previously approved scheme shows a two bedroom dwelling. An additional storey is created by increasing the ridge height of the building by 2 metres. The angle of the roof of the building is to be altered with a steeper pitch at the front with a flat roof projection to the rear to accommodate the internal first floor space with 2 rear dormers and a dormer with a Juliette balcony serving the two bedrooms and the

stairs. A bathroom was also proposed at first floor. At the ground floor an open plan kitchen dinner was shown on the approved plans and a lounge and W.C. a balcony is accessed from the lounge. This is the raised area to the rear which is currently within the retaining wall adjacent to the beach. An external staircase will lead from the balcony to the rear of the dwelling. The footprint of the building will remain the same with the addition of the balcony.

The current application seeks amendments to the approved scheme. Although the building still remains as a two bedroom dwelling, the proposed floor plan shows both bedrooms to be en suite. Two Juliette balconies are also shown here on the revised application. In addition the ground floor balcony/terrace has been extended in width, the full width of the proposed dwelling with no stairs it is fully enclosed. The proposed front elevation shows additional roof lights to serve the first floor accommodation and a door and a window, (the previous plans showed two larger windows and a door with side light.

Consultations

Lancing Parish Council: - No objection for previous scheme

Environment Agency: - Comments remain as the previous application: -

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition

The development shall be carried out in accordance with the submitted plans (ref: Proposed Floor Plans and Elevations, Prepared by G B Services, 10 Brighton Road Lancing West Sussex BN15 8RH, November 2019), and the following mitigation measure it details:

- **Sleeping accommodation is to be located on the first floor.**

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Southern Water: - Standard conditions/informatives should be attached.

West Sussex County Council: The **Highways Authority** : - Comments remain as previously advised and no highway objection.

This proposal is for the remodelling of existing annexe to form a separate 2-bedroom dwelling. The site is located on Brighton Road, An A-classified road subject to a speed limit of 30mph. The site currently benefits from an existing access. No alterations to the access are proposed. Whilst the proposal would result in an intensification of use of the existing access, this is not considered to be a material intensification. Furthermore, visibility appears sufficient at the existing access and an inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site as result of road layout. Therefore there is no evidence to suggest that the existing access is operating unsafely or that this proposal would exacerbate an existing safety concern.

The existing annexe accommodation currently provides a garage and gymnasium. As such the conversion to dwelling would result in the loss of one parking space on the site. The applicant indicates that three parking spaces are available on the site frontage, however, it has not been specified how many of these will be allocated to the proposed dwelling and how many will be retained by the existing dwelling. The WSCC Parking Demand Calculator expects that a minimum of two parking spaces would be required for a proposed 2-bedroom dwelling in this location. The floor plans for the existing dwelling have not been provided, as such the WSCC Parking Demand Calculator cannot be applied to this dwelling. Given that the existing dwelling is considerably larger than the proposed dwelling, it is anticipated that at least two parking spaces would also be required for the existing dwelling. The LHA advise that details of parking provision for the proposed dwelling be secured via condition to ensure that at least one parking space is provided for the proposed dwelling.

Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is sustainably located within walking distance of bus stops providing access into Worthing, Shoreham and Brighton. Lancing train station and a variety of local shops and services are also within walking distance. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for new homes. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. Due to the small scale nature of this proposal, the anticipated

provision of active EV spaces for this development would be 1 space and should be provided in accordance with the above WSCC guidance.

Conclusion
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 109), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application, the LHA would advise conditions securing car parking and cycle storage for the proposed dwelling.

Adur and Worthing Councils: -

Engineers: - Comments in relation to original approval: - Flood Risk: - The application is within flood zone 2 and is not shown as being at risk from surface water flooding. The proposal is for sleeping accommodation on the first floor. I therefore have no objections to the proposed development on flood risk grounds.

Surface Water Drainage: - The application form states that surface water drainage will be disposed to mains sewer. Our records do not indicate that there is a surface water sewer in the vicinity. It is not acceptable to dispose of surface water to foul sewer. Therefore, can the applicant provide details of an appropriate means of surface water disposal.

Environmental Health: - Comments in relation to original consent: The development site is severely affected by traffic noise and we will need to see a ProPG acoustic assessment and noise mitigation scheme to protect the property. This can be attached as a condition.

Additional comments: - There are no EH objections to this so long as the additional glazing is considered by the acoustician when they look at the sound insulation for the new development.

Private Sector Housing: - No objections

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 20, 22, 35 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 Space Around New Dwellings and Flats''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The principle of development remains unchanged from that previously approved.

The Development Plan comprises the adopted Adur Local Plan (2017). The proposed development would make a minor contribution to meeting housing targets including Objectively Assessed Need under the tests of the National Planning Policy Framework.

New residential development can be supported in principle under Policy 15 of the Adur Local Plan (2017), which allows for new residential development within the built-up area, subject to its appearance, character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale materials detailed design features and landscaping.

The proposal comprises the creation of a new separate dwelling located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, effect on the character and appearance of the dwelling and its surroundings, flood risk and highway safety.

Visual amenity and Character

The building as altered and extended will be visible within the street scene to the north and within views along the beach to the south. The original changes to the front included the replacement of the garage and window with a front door and windows and the increased ridge height and change to roof pitch. There were also 3 velux windows proposed in the front roof slope. The new scheme as amended shows 5 roof lights and a door and a window only on the front elevation.

As was previously assessed the building when viewed from the front will not overly dominate the street scene or adjacent buildings. The use of materials will remain unchanged from the existing and the previous consent. The rear elevation will be changed from that previously approved to include an additional Juliette balcony and extended balcony/terrace. These changes will not alter the height or scale of the building overall. It will still remain subservient within the context of the adjacent buildings. The scale and height increase as previously assessed is acceptable development in terms of adjacent beach development and the changes proposed here will not alter this judgement. As previously stated the design is not out of keeping with other adjacent building design which is an eclectic mix of various style and use of materials. For example the contemporary buildings to the east, 12 and 12a are flat roofed. The materials to be used will match existing which is in keeping also with the main dwelling at no. 10. The addition of the Juliette balconies and ground floor balcony (as extended) are also features which are not uncommon within the context of this built environment. In terms of character, as amended this development is acceptable and can be supported.

Residential Amenity Current Occupiers

In terms of residential amenity the previously approved scheme was proposed to be acceptable. The additional Juliette balcony is to be replacing the previously approved rear dormer and faces south toward the sea, it will therefore not be detrimental to adjacent occupiers. The new scheme will have two Juliette balconies and a dormer in between.

The widening of the rear balcony/terrace brings this external space closer to no. 10 the host dwelling. Separation will still remain and a privacy screen is proposed here and will be conditioned at 1.8 metres high to protect the amenities of both parties. As was stated previously full privacy to balconies or patios in this beach front location is uncommon and most balconies and patios have some form of screen from direct, adjacent overlooking. However, overlooking does occur and, backing onto the beach, distant views of the rear of properties do exist.

It is not considered that the proposal will result in any adverse impact upon the current or future occupiers of no. 10 Brighton Road. The front parking area will be shared with both occupiers accessing their properties from this area. The increase in height of the building and changes to the rear elevation will not give rise to any loss of light or overbearing impact. In terms of privacy the dwellings will be in close proximity however no windows are proposed on either of the side elevations and a condition is attached to ensure that this will remain the case.

There is a private space to the rear of no. 10 which will abut the blank side elevation of the proposed new dwelling. Therefore there will not be a significant loss of privacy as a result of the use and activity associated with the new dwelling including the use of the proposed balcony.

The proposed dwelling as amended and the activity associated with it will not give rise to any adverse impact to the occupiers of the adjacent dwellings which would warrant a refusal in this case. Within this part of the beach frontage properties are quite densely located and properties do not have large amounts of spacing around them or between properties. The proposed development is in keeping with this character and therefore it is not considered that it will impact upon the amenities currently enjoyed.

Residential Amenities Future Occupiers

The accommodation as amended is acceptable in this case, the two first floor bedrooms are now equal size and ensuite.

With regards to the future occupiers of the proposed dwelling, this development provides a two bedroom dwelling with good light and outlook with dual aspect rooms and external amenity space and parking. The overall accommodation provision meets the internal space standards (70m2 for a 2 bedroom dwelling). The rear amenity space provision although to be increased by this recent amendment is below the requirement for a two bedroom dwelling however taking into consideration this beach front location and available shared amenity space beyond the rear boundary this is not such to warrant a refusal here. Parking provision is also available for the future occupiers.

Noise Attenuation

As was the case with the previous consent due to the proximity of the highway to the front of the site Environmental Health requested that a noise assessment be carried out to establish suitable measures integrate into the construction and design of the

proposed dwelling to protect future residents from the impact of noise in terms of residential amenity. The applicant's agent previously had requested that this requirement be attached as a condition to ensure that such an assessment be carried out prior to commencement of works. Environmental Health has agreed to this. The condition is replicated here.

Highway Safety and Parking

The Highway Authority has made comments as set out above. They have no objection to the proposal. There are three parking spaces to the front of the building and provided that one is used for the proposed dwelling this is considered acceptable. A condition will be attached to ensure that this is the case and that cycle parking is provided. In addition this condition includes the requirement for an active charging point for an electric vehicle.

Flood Risk

The Environment Agency have repeated their previous comments and relevant conditions have been attached as was previously the case.

Other Matters

A condition is also attached to require PV units to be installed to the flat roof, this has been agreed by the agent with details to be submitted and approved prior to commencement of works.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Removal of P.D
4. Materials to match existing
5. 1 parking space required for proposed dwelling and cycle storage, with active charging for EV.
6. The balcony screens hereby permitted shall remain at all times to a height of 1.8 metres above finished floor level of the balcony hereby permitted. Shall remain in place at all times.
7. No additional windows on the east or west elevation of the building.
8. No sleeping accommodation at ground floor and details of FRA.
9. Noise assessment to be submitted prior to commencement of works.
10. Hours of work
11. Construction Management plan
12. Prior to commencement of works details of PV to be installed to the rear flat roof shall be submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such details and the PV shall remain in place and be maintained at all times.

Is recommendation contrary to letter(s) of representation? N

1. Proactive no amendments
2. Southern Water
3. address

Case Officer: Hannah Barker Date: 4th September 2020

Authorised by: Peter Barnett Date: 7 September 2020