Development Management - Delegated Officer Report

Application Number: AWDM/0585/19 Recommendation – Approve

Site: 14 Ring Road, Lancing

Proposal: Non-Material Amendment to approved AWDM/1272/15. Amendments: alteration to position of retaining wall on West boundary, formation of pedestrian entrance gate and steps to rear garden of 27 Norbury Drive and new pedestrian entrance gate to north side of electric gates; increase in cill height of front (south) first floor windows in proposed new dwellings and repositioning of roof light on ground floor projection at front of dwellings.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in March 2016 for 2 no. detached two storey dwellings with new vehicular access formed from Norbury Drive, on land at the rear of 14 Ring Road.

This application seeks approval for various non material amendments to this permission consisting of:

1. Alteration to the position and width of the retaining wall on the Western boundary
2. The formation of a pedestrian entrance gate and steps to the rear garden of 27 Norbury Drive
3. A new pedestrian entrance gate to the north side of the entrance gates at the site entrance
4. An increase in the cill height of the front (south) first floor windows in the proposed new dwellings to enable kitchen units to be accommodated beneath
5. The repositioning of a roof light on the ground floor projection at the front of the dwellings

Relevant site history

AWDM/1272/15 - 2 no. detached two storey dwellings with new vehicular access formed from Norbury Drive – approved

Consultations

Lancing Parish Council: No objection

Representations

3 letters of objection received from the occupiers of 2, 4 Heyshott Close, 29 Norbury Drive:

- Access to rear of 27 Norbury Drive goes against the original approval and is entirely unnecessary as there is a perfectly viable access on the north side of the property
- New gate adjacent to automatic gates at entrance would look unsightly
- Work has already begun on the steps to the rear of No.27
- To allow access for No.27 poses a security risk
- Unhappy with number of changes to approved plans

1 letter received from the occupier of 14 Ring Road:

- Some of the objectors do not seem to have examined the approved drawings as the gated access from the back garden of 27 Norbury Drive was included.
- This application adds details of the steps but does not change the approved access.

Relevant Planning Policies

Adur Local Plan (2017) Policy 15
National Planning Policy Framework (2019)

Planning Assessment

Visual amenity

The alterations are considered to be non material and will not have a significant impact on the visual amenities of the locality. The new pedestrian entrance gate will be a small feature adjacent to the larger vehicular gates and will not a harmful visual impact. The proposed fence and gate to facilitate pedestrian access to the rear garden of 27 Norbury Drive was indicated on the approved boundary treatment plan submitted as part of the application for approval of details reserved by condition. This application now provides details of the steps and gate, plus new fence which will match the existing fence along the southern boundary of the garden of No.27 and will not be out of keeping.

Residential amenity

None of the works are considered to have an adverse impact on residential amenity. Neighbours to the south in Heyshott Close are screened from the site by a new wall along the southern side of the new access road and will not be affected by these minor alterations.

The need for the access (understood to be for maintenance to the side of 27 Norbury Drive) is not a planning consideration.

The alteration to the retaining wall/planter on the west boundary still allows sufficient space for landscaping.

The alterations to the cill height of the windows in the new houses will not increase overlooking as they will continue to be screened by external louvres.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing No. NMA01 received 8 April 2019

…….. existing planning permission AWDM/1272/15 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing No Y0165 - D06 Rev G received 5 January 2016 in so far as it relates to the first floor windows only; drawing no. Y0165 – D13 Rev D received 5 January 2016 in so far as it relates to the rooflights on the ground floor front projection only; drawing no. Y0165-D01 Rev E received 27 January 2016 in so far as it relates to the entrance gates, access to south side of 27 Norbury Drive and the retaining wall on the western boundary only.

Case Officer: Peter Barnett Date: 29 April 2019

Authorised by: Gary Peck Date: 30 April 2019