Development Management - Delegated Officer Report

Application Number: AWDM/1914/18 Recommendation – Approve

Site: Old Salts Nursery, Old Salts Farm Road, Lancing

Proposal: Retrospective application to vary condition 2 (approved plans) of permission reference AWDM/0026/13 for a detached 4 bed two-storey dwelling to enable increase in eaves height, increase in footprint and change to roof form.

Date of site visit: 17 January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks retrospective permission for a new dwelling which has been built in variance to the plans approved under permission reference AWDM/0026/13. That permission showed a two storey dwelling with a lower central eaves element between two projections at the front. At the rear, the first floor windows were shown to be constructed within the eaves.

As built, the windows are below the eaves which have been raised by 0.5m. At the front the central lower eaves have been replaced with an eaves height that matches the rest of the property. The building also has a deeper footprint by 1.4m. The materials have also been changed, replacing herringbone brick panels and mock tudor motifs on the front projections with a simpler brick and tile finish, but retaining brick banding between ground and first floors.

The site lies in the countryside but is outside of the Local Green Gap between Shoreham and Lancing.

Relevant Planning History

AWDM/0026/13 - Renewal of extant planning permission ADC/0027/10 for demolition of existing bungalow and erection of a detached 4 bed two-storey house - approved

ADC/0027/10 - Demolition of existing bungalow and erection of a detached 4-bedroom house - approved

ADC/0064/09 - Demolition of existing three-bedroom bungalow and erection of four-bedroom two-storey house - refused

ADC/0626/07 - Demolition of existing bungalow and erection of two storey 'flood resistant' house – refused

ADC/0138/07 - Application for Certificate of Lawfulness for occupation of bungalow by persons not employed or last employed in agriculture in breach of condition 2 of permission L/130/81/TP - approved

Consultations

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 13
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock within the countryside. Policy 13 of the Adur Local Plan states:

“The landscape character of Adur and other areas of countryside, the coast, river, and settlement pattern will be protected and where possible enhanced. Any development or activities within the countryside must respect and where appropriate reinforce the setting, distinctiveness and sense of place of the above areas, taking into account the various elements which contribute to their distinctiveness such as geology and landform, biodiversity, scenic quality, strategic views, tree cover, settlement patterns, heritage and local vernacular, and land use.”

There is no objection in principle to the replacement of an existing dwelling subject to compliance with the above policy.

Visual amenity

The building is set within a large plot with only a few other residential properties close by. The changes to the design of the house have increased its bulk but not its overall height. It is large but is not considered to be unduly intrusive in the landscape or harmful to its countryside setting.

Condition 8 of the 2013 permission required a mobile home at the property to be removed within one month of occupation of the new house. At the time of the site visit in connection with this application the mobile home was still present on site and a new deadline of one month from the date of this new permission is recommended for its removal as it is unsightly in the context of the location and the new dwelling.

Residential amenity

The new dwelling is well separated from neighbouring dwellings and there has been no loss of residential amenity arising from this development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Within one month of the date of this permission the mobile home on the north boundary of the site shall be removed from the site permanently and the land restored to a condition to be agreed in writing by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the dwelling shall not be extended or altered by means of any development as set out within Classes A and B of Part 1 of the Schedule to that Order.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 31 January 2019

Authorised by: Gary Peck Date: 31 January 2019