Development Management - Delegated Officer Report

Application Number: AWDM/1361/15 Recommendation – Approve

Site: 267 Brighton Road, Lancing

Proposal: Demolition of existing bungalow and construction of 2 storey dwelling with first floor balcony at front.

Date of site visit: 23 October 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the north side of Brighton Road. It sits between a 2 storey dwelling to the west and a larger 2.5 storey dwelling to the east. There are bungalows to the rear in West Way.

It is proposed to demolish the bungalow and construct a 2 storey replacement dwelling measuring 10m wide, 8m deep with a 4m deep single storey rear extension, and 8.4m high. A balcony is proposed project off the front of the dwelling to be supported on posts.

It will have 2 bedrooms at ground floor, 3 bedrooms at frost floor and access to the roof for storage. No windows are shown in the roof. The dwelling is shown as being positioned in line with 265 to the west approximately 6.5m from the pavement. A rear garden of 6m depth is shown, with an overall area of 75sqm with an additional 14sqm provided on the balcony.

It is to be rendered with a tiled roof.

Relevant site history

None

Consultations

West Sussex County Council: The **Highway Officer** has no objection. There would be no anticipated highway safety or capacity concerns raised to this application.

The existing access opening will be widened from 2.4m to 3.0 metres. This would be considered beneficial in terms of improving ingress and egress from the site access point. No changes would be required to the existing dropped crossing.

The site access will be protected with a gate. Typically gates should be set back 5.0 metres from the back edge of the carriageway so that a vehicle can be fully removed from the carriageway while the gates are opened. The Local

Highways Authority would advise against a gate being used to protect the site access point, however given the existing use and presence of a gate it would not be considered that this could be used to substantiate a highways objection. The gates however must open inwards of the site.

The parking plan provided demonstrates two appropriately sized spaces. It has not been demonstrated how the spaces will be accessed using swept path analysis. I am conscious that this is an existing point of access which is used for off street car parking at present. I would conclude that a multi-point manoeuvre could be conducted so that two vehicles could access the site, park and leave in the forward gear. I have assessed the application against the WSCC car parking demand calculator and can advise that two spaces would be considered appropriate to meet the needs of a development of this size in this location.

No details have been provided as to the surfacing of the parking area. Preferably this would be bound. If a loose material such as gravel is used an area of bound surface, under control of the applicant and not considered to be publically maintained, should be provided at the site access point to stop loose material being distributed onto the Brighton Road footway.

In conclusion no anticipated highways safety or capacity concerns would be raised to this proposal. The Local Highways Authority would advise against a gate being used to protect the site access point, however given the existing use and presence of a gate it would not be considered that this could be used to substantiate a highways objection.

If the LPA are minded to grant planning consent conditions securing the following would be advised:

- Car Parking & Turning
- Cycle Parking
- Gate (if proposed, inwardly opening)

Adur & Worthing Councils: The **Engineer** comments that the site lies within flood zone 2 and 3 appears to be unaffected by surface water flooding, and has no history of flooding.

The applicant has not indicated how he intends to dispose of surface water. However there is a surface water sewer shown on SWS maps within the footpath to which he may get approval to connect. Should SWS decline a request then the only other option is soakaways but looking at the drawings there appears to be insufficient room to locate a soakaway.

The application requires a flood risk Assessment, as it lies in flood zone three, but the 3 storey structure would be appropriate should approval be given.

At this point it is hard to comment further as drainage proposals are not clear.

Environment Agency: No objection subject to condition requiring development to be carried out in accordance with the approved FRA

Southern Water: Applicant is advised to contact Southern Water

Lancing Parish Council: Original Plans - Committee objected to this application as the proposed three storey development was out of character with the street scene on the North side of the road. Committee felt that a two storey development would be more acceptable.

Representations

Original Plans – 2 letters of objection received from the occupiers of 165 West Way and 265 Brighton Road:

- Overlooking and loss of privacy
- Bungalow at rear is only overlooked by 1 small window at present
- Height and extent of projection to the rear will be overbearing and cause loss of light

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' 'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock 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 and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed dwelling has been reduced from its original submission as a 3 storey dwelling and now sits more comfortably within the existing street scene. It will be positioned between two similar sized dwellings, with No.269 to the east sitting further forward and having a higher ridge, and No.265 to the west on the same line as the application property but with a lower ridge. The proposed building will help with the stepping down in ridge height from east to west and will be more in keeping with the street scene than the existing bungalow. Balconies are not common features in the street but it is not considered that it will cause any harm to the visual amenities of the locality.

Residential amenity

The reduction to 2 storeys and the removal of the deep projection to the rear has helped to reduce the impact of the proposal on the neighbouring occupiers. To the west, the 2 storey part of the dwelling will not project beyond the rear wall of No.265. The 4m deep ground floor projection will not adversely affect light or outlook to No.265 to any significant degree.

To the east, No. 269 has an outbuilding immediately on the boundary with No.267 and the main part of the dwelling is some 5m from the side of the proposed new dwelling. While No.269 has a number of side windows facing the site, it is not considered that there will be a serious loss of light or outlook for that property. There are no side windows proposed at first floor level in the new house.

At the rear, there are bungalows set at an angle to the site. The distance from the first floor windows to the rear of the nearest bungalow is approximately 22m which meets the Council's standards.

The room sizes in the proposed dwelling generally meet the Council's standards/national standards although external amenity space for a 5 bed dwelling is slightly short (by 11sqm if the balcony is included). On balance, it is considered that the proposal will result in a reasonable standard of accommodation for the proposed occupiers. PD rights can be removed to prevent further extensions which would otherwise diminish the amenity space further.

Accessibility and parking

2 parking spaces are shown to be provided at the front of the property, utilising an existing crossover. The access into the site will be widened to 3m (from 2.4m) and the frontage will be block paved. The Highway Authority has no objection, subject to conditions referred to above.

Flood Risk

The site lies within flood zones 2 and 3. The applicant has submitted a Flood Risk Assessment with the application which recommends that the finished floor levels are set at or above the floor level of the existing property and that flood resilience measures are incorporated into the build.

The Environment Agency is satisfied with the proposal subject to these measures being implemented.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials
3. Remove PD rights
4. To be carried out in accordance with mitigation measures in section 4 of the FRA
5. Surface water drainage details to be approved
6. Hardstanding to be permeable
7. Gate to be inward opening
8. Car parking and turning to be provided
9. Cycle parking to be provided

10. Hours of working
11. Permission relates to approved plans

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Contact Southern Water

Case Officer: Peter Barnett Date: 16 December 2015

Authorised by: Gary Peck Date: 18 December 2015