Development Control – Delegated Officer Report

Application Number: AWDM/0957/20 Recommendation – Approve

Site: 28 Ring Road, Lancing, West Sussex, BN15 0QE

Proposal: Outline planning application with all matters reserved for demolition of existing dwelling and erection of two detached dwellings. Re-submission of previously approved AWDM/0650/13.

Date of site visit: 26 June 2013 and using Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a large detached 5 bed house in a substantial plot (1502sqm) on the north side of Ring Road. Permission is sought to demolish the existing house and to construct a pair of detached two storey houses on two equally sized plots. The application is in outline only with all matters reserved and is a resubmission of a previous application approved in 2013 (AWDM/0650/13).

The site has two vehicular access points which could be utilised to serve each proposed dwelling. The site contains a number of mature trees, predominantly towards the rear where it backs onto the South Downs National Park.

Ring Road rises from the south east to the north west and the site therefore sits at a higher level than No.26, with the site sloping down to the south east.

The existing house is set back 18m from the road and is positioned close to the south east boundary. It has a 25m long rear garden and a 10m wide area of garden to the north west side. No.32 has a similar area of garden to its south east side. The site frontage measures 22m wide at the front and 37m wide at the rear.

The plot is larger than neighbouring plots and the supporting Design & Access Statement from 2013 explains that the owner wishes to downsize because the garden requires extensive upkeep and the house is costly in terms of maintenance and energy usage.

Relevant site history

AWDM/0650/13 - Outline planning application for demolition of existing dwelling and erection of two detached dwellings

Consultations

Adur and Worthing Councils: The **EHO** recommends conditions controlling working hours and requiring a CMP

The **Drainage Engineer**: Flood risk- The application is within flood zone 1, the site is also not shown as being at risk from surface water flooding. We therefore have no objections to the proposals from a flood risk perspective.

Surface water - the application form indicates that surface water is proposed to be disposed of via soakaway. This is acceptable in principle but winter groundwater monitoring and winter infiltration testing must be completed to establish if this is achievable. If you are minded to approve this application please apply standard condition to ensure the development is adequately drained and does not increase flood risk elsewhere

West Sussex County Council: No highway objection.
Vehicular Access
Local mapping indicates that the site is utilised via two vehicular accesses onto Ring Road. If any alterations are proposed to the existing access points, details of the alterations would need to be demonstrated at Reserved Matter Stage. Any alterations to the accesses must be constructed under a licence obtained by WSCC Highways to a specification agreed with them.

It should be noted that if the accesses are to be resurfaced with gravel material a gravel trap or other bound material should be provided where the access adjoins River Road to prevent the material being dispersed onto the public highway. The gravel trap must be positioned within the applicant's land and not the publicly maintained highway.

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. Therefore there is no evidence to suggest that the existing accesses are operating unsafely or that the proposal would exacerbate an existing safety concern.

In principle, we would not foresee any issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activities may occur, it is considered unlikely that any adverse impacts will result from this proposal.

Gate
If erecting a gate is part of the proposal the applicant should be aware that the gate opening mechanism should be inwards and the gate should be positioned 5m from the back edge of the carriageway, in order to enable a vehicle to wait clear whilst the gate is operated and to prevent obstruction of the flowing traffic.

Parking and turning
Details of the proposed parking and turning layout should be demonstrated at the reserved Matters stage. Parking provision should be provided in accordance with WSCC Car Parking Demand calculator (PDC). Each parking space outside of a garage should meet the minimum requirements of

2.4x4.8m. If garage is to be constructed then the minimum internal dimensions for a single garage as set out in Manual for Streets (MfS) should be 3x6m. Under the revised WSCC Car Parking standards each single garage measuring 3 x6 m counts as 0.5 space towards the proposed provision. A turn on site should be provided to enable vehicles to exit onto the public highway in a forward gear.

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 all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments). Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this should be provided at Reserved Matters stage.

Sustainability
In order to promote the use of the sustainable transport methods, covered and secure cycle storage should be provided for the new dwellings and details of this should be demonstrated at Reserved Matters stage.
The Local Highway Authority (LHA) will advise the relevant informative and conditions upon the Reserved Matters stage.

West Sussex Fire Service: 1) Prior to the commencement of the development details showing the proposed location of [1] fire hydrant or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Services. These approvals shall not be unreasonably withheld or delayed.
2) Prior to the first occupation of any dwelling/unit forming part of the proposed development that they will at their own expense install the fire hydrant in the approved location to BS 750 standards or stored water supply and arrange for their connection to a water supply which is appropriate in terms of both pressure and volume for the purposes of firefighting.
The fire hydrant shall thereafter be maintained as part of the development by the water undertaker at the expense of the Fire and Rescue Service if adopted as part of the public mains supply (Fire Services Act 2004) or by the owner / occupier if the installation is retained as a private network.
As part of the Building Regulations 2004, adequate access for firefighting vehicles and equipment from the public highway must be available and may require additional works on or off site, particularly in very large developments. (BS5588 Part B 5) for further information please contact the Fire and Rescue Service

If a requirement for additional water supply is identified by the Fire and Rescue Service and is subsequently not supplied, there is an increased risk for the Service to control a potential fire. It is therefore recommended that the hydrant condition is implemented
Reason: In the interests of amenity and in accordance with policy AG3 of the Adur Local Plan1996 or policy P29 and P30 of the Adur Local Plan 2014 and in accordance with The F&RS Act 2004

South Downs National Park: The development would be located in an area where there is pre-existing residential development, and as a result it is considered that there would be minor impacts on the setting of the National Park. The SDNPA makes no comment on the principle of development, however consideration should be given to the ecosystem services and dark night skies policies of the National Park. Therefore, measures should be incorporated to control light spill and any form of flood lighting should be avoided, with no external lighting other than motion sensor security lighting that complies with Dark Night Skies requirements. The SDNPA would further advise that any development within its setting should positively contribute to the ecosystem services of the National Park and seek to generate an environmental net gain from proposed development.
Where possible locally sourced sustainable materials are encouraged to be used in the development, and any additional planting within the development should be native to the locality. This is crucial as native planting positively contributes to enhancement of habitats and to the restoration of landscapes, understanding that the developments rear curtilage will be directly adjacent to the National Park boundary (Lancing Hill), great importance would be given to plant species type and how these can deliver ecosystem services enhancements and provide habitat for wildlife. The introduction of invasive species could potentially result in harm to the ecosystem of the National Park, therefore it is recommended to control planting in this manner under planning conditions.

Southern Water: Requests usual informatives

Lancing Parish Council: No objection

Representations

Letter received from the occupier of 26 Ring Road:

As the property at No.28 is currently on the market, it is unclear if this outline plan will ever be put into place by new owners and with a lack of any detailed plan it is unclear how or if the proposal will impact us in any way. This comment is therefore being made to safe guard us at No.26, should any further detailed plan ever come to fruition.
We would hope that the new owner will consult with us and also the property owners to the north of the plot, regarding any detailed planning before submitting the details to you for approval.
Clearly the sons of the owner of No.28 (Percy) cannot continue with the ownership of the property and we wish them well.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1,2,3,15,18,19,20,22,28,31,34,36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)

Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal is for new housing 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 site and its surroundings.

Visual amenity

The existing house is of decent construction and is of a traditional 1930s appearance in common with many other houses in Ring Road. The house enjoys a large plot and it could be argued that it currently represents an inefficient use of land. 32 Ring Road to the north west has a slightly smaller plot but the others in this part, and on this side, of the street are almost half the size. There are much smaller plots opposite.

It is considered that the subdivision of the plot is possible without causing undue harm to the visual amenities of the area. It would result in two plots of about 751sqm which would be smaller than many but also equitable or larger than others in the street. It would not be out of character therefore.

The loss of the existing dwelling is regrettable as it does not appear to be in such a condition that renders it uninhabitable. On balance, though, the loss of the existing house is not sufficient reason alone to justify refusal of the application.

The outline layout shows that 2 houses would fit on the site without appearing cramped. Adequate space to the boundary could be retained without requiring the loss of any mature trees. The front of the houses would maintain the ‘building line’ on this side of Ring Road where houses curve around the bend in the road.

It is therefore considered that in visual amenity terms the proposal is acceptable.

Residential amenity

The illustrative layout suggests that 2 houses could be constructed without detriment to the residential amenities of neighbouring dwellings. The dwelling nearest to 26 Ring Road would be slightly closer to the boundary and is shown as projecting further to the rear. There is a first floor window in the side of No.26 which faces north-north west but it is not considered that there would be a serious loss of amenity to the occupants of No.26.

To the north west, No.32 is some 10m from the boundary and on higher ground and would not be adversely affected by the proposal. Side windows can be controlled through a planning condition and there is reasonable

vegetation within the garden of No.32 to ensure privacy screen is retained even with the clearance of shrubs from within the garden of No.28.

Accessibility and parking

The existing vehicular accesses could be retained for each dwelling. The Design and Access Statement suggests that the houses could have integral garages and there are no highway concerns about safety or parking provision.

Sustainability

The application does not contain any information with regard to energy and sustainability. As it is in outline form only with all matters reserved it is considered that a condition at this stage will suffice, requiring submission of full details of sustainable energy measures and sustainable design at the reserved matters stage.

Recommendation

APPROVE subject to conditions:-

1. Approved plans
2. Outline permission
3. Clarification of approved plan
4. Surface water drainage
5. Foul drainage
6. Landscaping
7. Parking
8. Materials
9. Floor levels
10. PP is for 2 detached dwellings only
11. Obscure glazing side elevations
12. CMP
13. Working hours
14. Sustainability

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.

Informative: Drainage
Demolition Notice

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

Case Officer: Peter Barnett Date: 1 September 2020

Authorised by: Gary Peck Date: 1 September 2020