Development Management - Delegated Officer Report

Application Number: AWDM/1082/17 Recommendation – Approve

Site: 206A Brighton Road, Lancing

Proposal: Demolition of existing dwelling and erection of new 3-storey three-bedroom townhouse with integral garage on ground floor.

Date of site visit: 4 August 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 2 storey hip-roofed dwelling on the south side of Brighton Road with rear views over Widewater Lagoon. It comprises a 2 bed flat above a garage. It is linked to the dwelling to the east, No.206, by a small first floor flat roof extension but is otherwise detached, with steps leading up the raised rear garden on both sides.

The attached dwelling is also a 2 story hip-roofed building and it has a recent permission for side roof extensions from hips to gables on east and west elevations, rear dormer with balcony and rooflight to south elevation and one rooflight to front (north) elevation. To the west there is a three storey flat roofed dwelling.

It is proposed to demolish the existing dwelling and to construct a three storey (from the front) 3 bed dwelling with integral garage. It will be flat roofed and contemporary in design with large amounts of glazing and a mix of brickwork, render and timber cladding. The building will be 8.3m high at the front. At the rear it will have a 2 storey appearance and will be built on the same line as the existing building, but with an oversailing first floor which includes a small balcony.

Relevant site history

L/117/95 - Two-Storey Extension At Side To Provide Garaging With Flat Above

Consultations

West Sussex County Council: The **Highway** Officer comments that the dimensions of the garage are not adequate to count toward parking accommodation. She advises that it be increased to 3m by 6m clear space (without the door opening in on this space) to be counted toward car parking provision and provide a secure and covered facility for bicycle storage. Nevertheless two off-street car parking spaces fronting the dwelling will be retained (accommodated by the ground floor of the new dwelling being set further back).

The replacement dwelling will result in comparable levels of traffic generation with similar access and parking arrangements as per the existing situation, the Local Highway Authority could therefore not resist the proposals from a highway safety or capacity point of view. Recommend cycle parking condition.

Adur & Worthing Councils: The ***Environmental Health*** Officer advises that as this site has existing residential dwellings located in close proximity on both sides she has concerns about the resulting noise and dust associated with the demolition and construction works. She has recommended the following conditions:

All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times.
Monday Friday
08:00 18:00 Hours
Saturday 09:00 13:00 Hours
Sundays and Bank Holidays no work permitted.

Construction work shall not commence until a scheme for the protection of the existing neighbouring properties from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.

The ***Drainage Engineer*** advises that the site lies within Flood Zone 3, is unaffected by predicted surface water flooding and has no history of flooding.

The FRA contains several errors, such as historic flooding off site - 1992 – actually it's every year, at the entrance to the Broadway about 100m to the West, but agree the site itself is not at risk.

The FRA also states that there are no records of Ground Water flooding within 500m of the site. Again this is wrong as the Broadway floods regularly due to elevated groundwater combined with spring tides.

The proposals are to demolish the existing property and replace it with a three storey property, locating the living space on the first and second floors which should be acceptable to the EA.

The surface water discharge will not be disposed of using sustainable drainage; it should be directed from the flat roof south into Widewater. No water from the roof should be shed onto the highway.

Southern Water: Usual informatives.

Environment Agency: No objection. The site is located within tidal Flood Zone 3 of our Flood Map. This indicates land with a high probability (1 in 200 year) of flooding from the sea, in accordance with the national Planning Practice Guidance (PPG) (ref. 7-065-20140306).

The 1 in 200 year tidal (undefended level) plus climate change is 5.4mAOD, which should be used when setting levels for habitable rooms, particularly bedrooms. The proposed development includes habitable accommodation (study) at ground floor, whereas the existing development does not appear to have any habitable accommodation at ground floor. However, the proposed development is also providing a second floor, which will raise sleeping accommodation well above the existing level and well above the 1 in 200 year flood level. Overall, we therefore find that the proposed development is acceptable in this location.

Representations

None received

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'
Submission Adur Local Plan (2016) Policies 15, 21
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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 will have a similar ridge height to No.206 and will be slightly lower than No.204. Brighton Road has a varied street scene with a number of new dwellings, a mix of two and three storeys in height. The proposal will be of an acceptable scale and form and will enhance the street scene.

Residential amenity

The new dwelling will not project beyond the existing building line at ground floor level at the rear and will not have an adverse impact on the neighbouring dwellings. There are no windows on the side of 206 while 204 has a number of secondary, obscure glazed openings only.

The proposed first floor projection at the rear is modest in scale (1m deep) and will not cause a loss of amenity. The proposed balcony is small but it could lead to overlooking to the east across the rear of 206, which has an extant planning permission for a rear dormer extension which includes a small central balcony with privacy screens. A condition requiring a screen is recommended.

Parking and Access

An integral garage is proposed and there is an existing crossover. West Sussex Highways have advised that the dimensions of the garage are not adequate to count toward parking accommodation. Nevertheless, it will be useful as storage space and for cycle parking and two off-street car parking spaces will be available in front of the proposed dwelling which is adequate.

Flood Risk

The site lies within Flood Zone 3a, is unaffected by predicted surface water flooding and has no history of flooding. The proposed ground floor will contain a garage, study and shower room whereas the existing dwelling does not appear to have any habitable accommodation on the ground floor. The Environment Agency has no objections though as the proposed development is also providing a second floor, which will raise sleeping accommodation well above the existing level and well above the 1 in 200 year flood level.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. All works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times:
   Monday Friday
   08:00 18:00 Hours
   Saturday 09:00 13:00 Hours
   and Bank Holidays no work permitted.
4. Construction work shall not commence until a scheme for the protection of the existing neighbouring properties from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.
5. Cycle parking to be provided in accordance with approved plans
6. Balcony not to be used until privacy screen installed on east side in accordance with approved plans
7. To be constructed in accordance with FRA

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.

Southern Water x 2

Case Officer: Peter Barnett Date: 3 October 2017

Authorised by: Gary Peck Date: 4 October 2017