Development Management – Delegated Officer Report

Application Number: AWDM/1722/18 Recommendation – Approve

Site: 75 Manor Road, Lancing, West Sussex

Proposal: Application for Variation of Condition 1 of approved AWDM/1182/18 to add south facing (rear) dormers to match the front and add a bathroom at 1st floor.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 29th August 2018

Site and Surroundings

Consent was granted for the demolition of a bungalow and the construction of 2 semi detached dwellings. Consent was granted under AWDM/1182/18 in September 2018. Work has currently not commenced at the site.

Proposal

The applicant would like to vary condition 1 of the original permission (approved drawings) to allow for internal changes to the ground floor layout to provide a study at ground floor (to each dwelling). An additional window is shown on the side elevation to serve the study. A rear dormer is shown on the new plans on each of the dwellings serving a first floor bathroom. The dormers are to match in size, scale and appearance those approved to the front of the buildings.

Consultations

Adur and Worthing Council: - Private Sector Housing Team: -

The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

West Sussex County Council: - Highways: -

The applicant has proposed alterations to the internal layout and the addition of an additional dormer window. It does not appear that the proposed alterations affect the public highway or highway safety and therefore the Local Highway Authority (LHA) would not be opposed to the variation of Condition 1.

Southern Water

The comments in our response dated 30/08/2018 remain unchanged and valid for the variation of condition 1 submitted by the applicant.

Lancing Parish Council: - No objection

Representations

1 letter of objection from the occupier of 73 Manor Road: - The rear dormers will look into my house and garden and will be a privacy and light issue.

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Policy 2, 15, 17, 20, 22
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2010)National Planning Policy Framework (July 2018)
National Planning Practice GuidanceTechnical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

The principle of development has already been established with the grant of planning permission under AWDM/1182/18. This application seeks minor changes to that approval. These should be assessed in terms of their impact on the final appearance of the scheme, and impact upon residential amenity.

The changes to the internal layout of the new dwellings and addition of first floor bathroom and rear dormer will enhance the living conditions of any future occupiers of the new dwellings. The addition of a window at ground floor on the side elevations will not result in any additional overlooking in this case. To the east the window is adjacent to high level windows at the adjacent neighbouring property. To the west the window will abut the neighbour's garage.

The rear dormers will face south and will be seen from adjacent properties. They are however considered to be in keeping in design, scale and appearance with the existing development. The materials used will be high quality and conditioned as per the original consent. The conditions are slightly changed below to include this. The rear dormer windows are not visible within the street scene.

There is concern expressed from a neighbour that the rear dormers will result in overlooking. These windows do serve bathrooms therefore a condition is attached to ensure that these windows will be fitted with obscure glazing. No overlooking will therefore occur in this case.

All these changes are acceptable alterations to the appearance of the scheme and do not significantly harm its appearance in the streetscene; nor will they undermine future occupiers living conditions or the amenities of adjacent neighbours.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Public Holidays.
4. Construction Method Statement
5. Removal of pd rights
6. Cycle parking
7. No windows on east or west side of building
8. The dwellings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with details showing the width of the dropped kerb to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed dwellings.
9. No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.
10. No development shall take place until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently.
11. The accesses hereby permitted shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway
12. The development hereby permitted shall be carried out in accordance with the approved drawings including design and materials detailing shown on:-

    Drawing no.JB401/planning 20 Received 12th November 2018
    Drawing no.JB401/planning 21A Received 12th November 2018 and;
    Drawing no.JB401/planning05D Received 12th November 2018.

    The detailing includes half round ridge tiles to the front and side elevations, timber framed sash windows, plain clay tiles, bonnet hip tiles, use of lead to dormers and porch canopy. This also includes details of the raised planters and planting which shall be maintained at all times.

13. Prior to commencement of works details of the proposed front doors shall be submitted to and approved in writing by the Local Planning Authority. Work shall be carried out in accordance with such details and shall remain unless otherwise approved in writing by the Local Planning Authority.
14. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which

within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

15. The rear dormer windows hereby permitted shall be fitted with obscure glazing and shall remain as such at all times.

Informative

1. 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.

2. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

3. The application states surface water from roofs will be disposed of via soakaways, whilst the car parking areas will drain via a shingle filled geogrid system. The applicant therefore needs to assess if the use of soakaways and direct infiltration is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location and in the vicinity of the car parking area to ascertain if a soakaways will adequately empty, and natural soakage will occur. There appears from the drawings to be sufficient area to adequately site soakaways.

4. The applicant should be aware that all street furniture, including telephone poles must be relocated to at least 1.5m away from the top of the ramped kerb of the crossover to avoid obstructing the visibility splay. It is the applicants' responsibility to liaise with the appropriate utility company to arrange the relocation of the telephone pole and to cover the cost of the works.

5. The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

6. The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include ‘inner’ rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

7.The developer is advised to contact the Environmental Health section of Adur & Worthing Councils for a Demolition Notice prior to any demolition work.

Case Officer signed: Hannah Barker Date: 18th December 2018

Authorised and signed by: Peter Barnett Date: 18 December 2018