ea 1/6/09

Development Control – Delegated Officer Report

Application Number: ADC/0129/09 **Recommendation – Permit Application**

Site: **Royal Naval Association Club Tower Road Lancing West Sussex**

Proposal: **Application for approval of reserved matters (details of scale, external appearance and landscaping) of ADC/0164/08 for demolition of derelict social club and erection of block of 9 flats (6 two-bedroom and 3 one-bedroom) with 6 parking spaces**

The Application

The site is located within the built up area of Lancing, in close proximity to the town centre and mainline railway station. The existing two storey building with a single storey rear extension is currently vacant and run down with its previous use being a private members club. As existing there is parking to the front of the site on higher ground level than the street with access from Tower Road. There is a brick retaining wall along the front boundary.

To the east of the site is a block of flats three storeys in height, the ground level being lower than the site, on the boundary is a row of tall Leylandii trees which screen the flats from the site however also restrict light. To the south of the site is the parking area ancillary to the adjacent flats and the railway line beyond. To the north is Tower Road and the junction with Sompting Road. To the west is a terrace of residential properties.

Outline permission has been granted for the demolition of the existing building and the erection of 9 flats in a three storey building with 6 parking spaces and an in out access arrangement onto Tower Road. The siting of the building and means of access has been approved, under ADC/0164/08.

The current application is for the approval of the reserved matters which in this case are, the scale and appearance of the building and landscaping. The building has a maximum height of 8.9 metres, maximum depth of 18 metres and maximum width of 15.1 metres. A shallow pitch roof is proposed with projecting bays. Soft landscaping is proposed to the rear of the building and the existing Leylandii hedge is to be trimmed and thinned out.

Relevant Planning Policies and Guidance

West Sussex County Council: - No objection, the new access and layout of the car parking were agreed at the outline planning stage and conditions recommended on those regards.

A condition should be attached with regards to cycle parking, in relation to how cycles will be stored and that it can accommodate 18 cycles.

Adur District Council: - Environmental Health Officer: - The previous comments on the outline application are applicable in this case.

Lancing Parish Council: - No objection

Third Parties: - Two letters have been received. The owner/occupier of 1 Tower Road states that there would be no objection provided that the windows on the main stairwell would be non-opening and fitted with obscured glazing. Also that the bins would be stored within the bin store and only brought to the front of the building on collection day.

The owner/occupier of 4 St Michaels Court states that they have no objection provided that the row of trees will be pulled down so there will be more light if not there would be an objection.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AG3, AH2, AH5 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No. 2 'Space Around New Dwellings and Flats.'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)
PPG13 'Transport' (DTLR 2001)

Planning Assessment

Policies

The site lies within the built up area of Lancing but is not identified for any particular use or development. In principle, the proposed development for residential purposes accords with Local Plan policies.

The relevant Local Plan policy AH2, related to housing development by way of infilling and redevelopment, expects development to be designed so that its appearance, character and scale create a pleasant place in which to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout; respect for the natural features of the site, including trees, no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or open amenity space; adequate access and parking arrangements and accordance with adopted standards (in this case the Council's DC Standard No. 2 'Space Around New Dwellings and Flats' 1996.)

Government policy guidance in PPS3 encourages best use of urban land for housing development, particularly affordable housing, at higher densities (avoiding developments at less than 30 dwellings per hectare) and without rigid application of parking and amenity space standards. However it also seeks to improve the quality and attractiveness of residential areas and urges imaginative designs and layouts which make more efficient use of land without compromising the quality of the environment.

Residential Amenity

As previously stated this is a reserved matters application. Therefore the principle of the proposal for 9 flats with the access and parking arrangements as shown on the submitted plans is approved under ADC/0164/08. The scale and appearance of the building and proposed landscaping will mainly affect the properties either side of the side. The three storey block of flats, St Michaels Court to the east, and the two storey end of terrace, 1 Tower Road to the west. The western elevation of the proposed block of flats which will face onto the side boundary of 1 Tower Road is not considered to have any greater impact with regards to loss of light, privacy or overbearing impact than the existing building which is high and in close proximity to the boundary. There are landing and bathroom windows proposed which will face onto the rear garden of 1 Tower Road however these will be fitted with obscured glazing and be permanently non-openable as restricted by Condition 15 of the outline consent. In addition Condition 14 of the outline consent restricts the insertion of any further window in this elevation.

A resident of St Michaels Court has stated that they are in favour of the proposal provided that the Leylandii trees are removed, it is proposed that the trees will be thinned and reduced to improve the light to both the proposed flats and St Michaels Court.

As with the previous outline application the owner of 1 Tower Road has expressed concern with regard to the location of the bins adjacent to the boundary fence. The siting of the bin store remains unchanged adjacent to the eastern boundary. However the bins will be moved adjacent to the boundary with No.1 Tower Road when ready for collection and not on a permanent basis.

Also for consideration are the residential amenities of the future occupiers of the flats. There are both two bedroom and one bedroom flats provided with open plan living space. Communal bin and bicycle storage is provided with amenity space for the flats to the rear of the building. The flats have appropriate outlook and light.

Visual Amenity

The site is currently vacant and derelict and in need of redevelopment. The redevelopment of this site will improve the visual amenity of the locality and out look for those living in close proximity to the site. The three storey scale of the building is considered to be appropriate in the light of the existing building

which is to be demolished and the surrounding built environment. The proposed building will be set back from the site frontage therefore not dominating the street scene. Amended plans have been received as requested by officers showing an increase in the pitch of the roof increasing the height of the building by 0.6 metres. It is considered that the design as amended is an improvement and relates to the surrounding building designs. The pitched roof and use of grey interlocking concrete tiles with dark grey zinc fascias, gutters and down pipes will be complemented by larch weather boarding on the projecting bays with zinc clad mini pitched gable roof ends with the main material being dark red brick up to ground floor level and weather yellow above. The projecting bays and use of materials provide interest to the front elevation which will be clearly visible within the street scene. The proposed building will respect the character and appearance of the locality with a traditional design incorporating the use of contemporary materials.

Landscaping

Soft landscaping is proposed to the rear of the building within the communal amenity space. The existing Leylandii trees along the eastern boundary will be trimmed back and thinned out as part of the proposal.

Access and Parking

The means of access and parking has already been approved under the outline permission. A TAD contribution of £6,960 is required and this has been secured through a legal agreement which has been signed and completed and payment would be required on commencement of works.

Recommendation

APPROVE subject to no objections to amended plans for reason that :- IPA

1. C14Ai amended plan recd 19 May 2009
2. The conditions of the permission ADC/0164/08 and the associated section 106 Obligation dated 6th May 2008 shall continue to apply to the proposed development.
   Reason: - For the avoidance of doubt and in the interests of residential and visual amenity and highway safety having regard to policies AG1 and AH2 of the Adur District Local Plan.
3. C12Ai – amended – samples of materials and finishes.

Case Officer.... [redacted] .....Date....21/5/09 PB 26/5

Planning Services Manager..... [redacted] Date....26/5/09....

Chair of Planning Commit [redacted] Date..26/05/09