Development Management - Delegated Officer Report

Application Number: AWDM/1486/17 Recommendation – Approve

Site: 183 Old Fort Road, Shoreham-By-Sea

Proposal: Application to vary condition 5 of previously approved AWDM/0246/17. Condition to be amended to read "The development shall not be occupied until the vehicular access serving the development has been constructed...."

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission has been granted for a new dwelling on land to the west of 183 Old Fort Road (AWDM/0246/17). Condition 5 of that permission states:

"No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing
Reason: In the interests of road safety."

This application seeks permission to vary the condition to read:

"*The development shall not be occupied until the vehicular access serving the development has been constructed in accordance with the approved planning drawing*"

The applicants consider that it would not be sensible to construct the vehicular access before work on site commences as it is likely to be damaged by construction vehicles and deliveries during the construction phase.

Relevant site history

AWDM/0246/17 – Demolition of existing double garage and erection of two-storey two-bedroom detached house with solar array on roof - approved

Consultations

West Sussex County Council: The ***Highway*** Officer has no objection. The applicant should be aware that the change of the wording of this condition will prohibit vehicles crossing the footway in this location. It may have been the applications intention to store plan and material within the site. This can however be accommodated using the existing point of access for 183 Old Fort Road.

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 Dwellings and Flats
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

Permission has already been granted for the new house. This application seeks only to vary the timing when the vehicular access can be constructed.

Highway Safety

There are no highway safety concerns with this proposal. WSCC are satisfied that vehicular access can still be obtained for the delivery of materials, etc via the existing access for 183 Old Fort Road.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials
4. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (dated 07/11/2016) and the following mitigation measure detailed within the FRA (Table 1.0):
   Finished floor levels are set no lower than 6.00m above Ordnance Datum (AOD).
   The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
5. The development shall not be occupied until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
6. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

7. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided for both the approved dwelling and existing dwelling at 183 Old Fort Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.
8. Removal of PD rights for future extensions and outbuildings
9. Privacy screen at rear to be installed before first occupation in accordance with details to be agreed

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

1. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

2. Precautionary land contamination

3. PFA

4. Consideration should be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels

5. A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water

6. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water

7. 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.

Case Officer: Peter Barnett Date: 1 November 2017

Authorised by: Gary Peck Date: 1 November 2017