Development Management - Delegated Officer Report

Application Number: AWDM/1579/19 Recommendation – APPROVE

Site: 75 Manor Road, Lancing, West Sussex

Proposal: Variation of condition 1 (approved drawings) of permission reference AWDM/1182/18 for adjustments to size and siting of dwelling (retrospective)

Date of site visit: 29.08.19 / 05.11.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Originally consent was granted for the replacement of a detached bungalow with a pair of semi detached dwellings under AWDM/1182/18. Following this consent a subsequent application was submitted to vary the approved drawings to show west facing dormers to match the front dormers and the addition of a first floor bathroom to both dwellings. This was approved under AWDM/1722/18.

In May 2019 conditions were discharged in line with the original consent, conditions 4, 9, 10, 13 and 14. Following this works commenced at the application site but works were not carried out in accordance with the approved plans. The building was set back into the site too far extending to the south further than had originally been shown on the approved drawings. This resulted in the same footprint as shown on the approved drawings, but with a set back by 0.55 metres. Works ceased and the Council requested that the rear wall be moved further to the north to concur with the position of the wall in the original consent. The internal space to the rear of the building forming the kitchen dining space therefore has become shallower in depth and the remainder of the building remains unchanged. Due to the reduction to the rear the rear wall is now positioned where it was approved and the building is shallower.

Consultations

West Sussex County Council: The **Highways Authority: -**

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.
I refer to your consultation in respect of the above planning application and would provide the following comments. West Sussex County Council was consulted previously on Highway Matters for this location under planning application AWDM/1182/18 for the demolition of the existing detached bungalow and replacement with a semi-detached pair of 1 bedroom chalet style cottages. No Highway concerns were raised and consent was granted by the Local

Planning Authority. This application seeks to variation of condition 1 (approved plans) of the aforementioned planning approval in relation to the retrospective siting of dwelling. After review of the plans the changes do not seem to detrimentally impact upon the access and parking arrangements. Therefore the Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Southern Water: - No objection

Adur and Worthing Councils: Private Sector Housing – Environmental Health: - This should be added as an informative.

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.

Drainage Engineer: - Thank you for the opportunity to comment upon this application. Please can it be confirmed if the application impacts upon the previously approved surface water drainage details. Revised details will need to be submitted if the surface water drainage details have not been constructed in accordance with approved details.

Representations

None received

Relevant Planning Policies

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

Planning Assessment

The changes are minor and do not result in any significant, detrimental change to the development. The relationships with adjacent buildings are acceptable and the frontage of the properties can still accommodate parking and landscaping as originally approved.

In terms of visual amenity the changes do not result in any impact upon the street scene or character and appearance of the Conservation Area. As stated above the rear wall has been reduced in line with the approval therefore the relationship with the adjacent dwellings is as originally approved. The internal space within the kitchen diners of the dwellings has been reduced in depth yet this change does not impact upon the future occupiers to a degree to warrant a refusal, sufficient space remains within the new modest dwellings.

The property frontages have been altered however this does not affect the parking and landscaping that has been approved here.

The changes are not so significant to result in any concern here. The application as amended is therefore supported.

The previous application which was for the discharge of conditions agreed details which have been implemented on site, at this stage the relevant conditions are copied below which are applicable here at this stage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Public Holidays.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended, or any incidental building over 5 cubic metres in volume erected within their curtilage.
4. Prior to occupation of the dwellings hereby permitted secure, covered cycle parking shall be provided subject to the submission and approval of details by the Local Planning Authority and shall thereafter be retained permanently solely for such purposes.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east or west side wall of the building.

6. 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.

7. 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.

8. Design detailing as shown on: -

   Drawing no.JB401/planning 20 Received 3rd September 2018
   Drawing no.JB401/planning 21 Received 4th September 2018
   and;
   Drawing no.JB401/planning05C Received 3rd September 2018.

Approved under application reference AWDM/ 1182/18 shall be implemented under this consent. This 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.

9. All soft landscape works shall be carried out in accordance with the approved details. 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.

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

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.

Case Officer: Hannah Barker Date: 27.11.19

Authorised by: Peter Barnett Date: 27 November 2019