Expiry Date - 28/02/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1064/11

Recommendation – Approve Application

Site: **110 Brighton Road Lancing West Sussex**

Proposal: **Amendments to ADC/0340/10 (pair of semi-detached houses) including addition of side rooflights, obscure-glazed side windows, increased height of side eaves by 0.26m, flues in roof, and other minor elevational changes**

The Application

Planning permission was granted in November 2010 for the demolition of the existing detached building containing 3 flats and the construction of a semi-detached pair of 3-bedroom dwellings of three storeys when viewed from Brighton Road and, because of the difference in levels, two storeys when viewed from the rear (ADC/0340/10). This application seeks permission for a number of amendments to the design of the buildings.

The proposed amendments are:

1. The removal of the firewall between the two properties at roof level
2. The addition of flues on the rear roofslope, which will protrude 600mm above the ridge, and side roofslopes which will be well below the ridge
3. The addition of a rooflight within the side roofslope of each property
4. The addition of an obscure glazed window to the side elevation of each property
5. A change in material to the side elevation from timber cladding to brickwork
6. An increase in eaves height by 0.26m

Consultations and Representations

Consultations/Comments

Adur District Council – The Environmental Health Officer recommends that the precautionary contaminated land informative be added to any consent

Lancing Parish Council – No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control No.2 'Space Around New Dwellings and Flats'
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003, amended 2010)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006, amended 2010)
PPG13 'Transport' (DTLR 2001, amended 2011)
PPG24 'Planning and Noise' (DoE 1994)
PPS25 'Planning and Flood Risk' (ODPM 2006) and Practice Guidance and Circular 04/06

Planning Assessment

Policies

The site is located within a residential part of the built-up area of Lancing and is not identified for any particular use or development in the Local Plan. Residential infilling and redevelopment is needed in order to meet the Council's 5 year housing land supply requirements.

Local Plan housing policies AH2 and AH5 have been 'saved' and encourage redevelopment to help meet the demand for dwellinghouses suitable for small families, single persons, the elderly, and to make best use of urban land. Local Plan policy AH2 relates to new residential development by way of infilling and redevelopment and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space around New Dwellings and Flats'. Also of note is the Council's 'Good Practice Guidance Note: Internal Space Standard for New Homes'.

Government policy guidance in PPS3 encourages best use of urban land for housing development and a mixture of types to create a balanced community, at higher densities (although the requirement to avoid developments at less than 30 dwellings per hectare has now been deleted) 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 and sustainable use of land without compromising the quality of the environment. PPS1 states "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

PPS3 states that Councils "should develop a shared vision with their local communities of the types of residential developments they wish to see and develop design policies that set out the quality of development that will be expected for the local area, aimed at:-

a. creating places, streets and spaces which meet the needs of people, are visually attractive, safe accessible, functional, inclusive, have their own distinct identity and maintain and improve the local character.
b. Promoting designs and layouts which make efficient and effective use of land, including encouraging innovative approaches to help deliver high quality outcomes."

PPS3 also states that Councils should "facilitate good design by identifying the distinctive features that define the character of a particular local area..... ...Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric... .....successful intensification need not mean high rise development or low quality accommodation with inappropriate space.....The density of existing development should not dictate that of new housing by stifling change or requiring a replication of existing style of form.....If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment."

Visual Amenity, Density and Character

The proposed amendments will not significantly change the appearance and character of the dwellings. The most significant change is the increase in eaves height but, at only 0.26m higher, it is not considered that it unduly increases the overall scale of the buildings. The ridge height is unchanged.

The change to the external materials on the side elevation is also not considered to unduly affect the appearance of the dwellings in the street scene.

Residential Amenity

The increase in eaves height will have some impact on the occupiers of the properties to either side of the site. However, the extent of the increase is not considered to have such an impact on those occupiers as to warrant refusal of the application. The increase in vertical wall height is considered to be marginal in the context of the overall development.

The additional rooflights and windows will not result in an increase in overlooking, being obscure glazed or serving a staircase only.

Recommendation

APPROVE for reason that:-

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, without unacceptable flood risk and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

Subject to:-

1. C1Ci
2. C7Ci AH2
3. C8Biv
4. C9N
5. C12Ai buildings
6. C17Dii
7. C18B dwellings
8. C18Civ (amended) The windows in the side elevations of the proposed dwellings shall...
9. C18Ei (amended) side walls of the dwellings
10. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and finished floor levels shall be set no lower than 2.9 m above the existing pavement level.
    Reason - To reduce the risk of flooding to the proposed development and future occupants in accordance with PPS25.
11. This permission relates to the following approved plans date stamped received 3 January 2012:
    Drawing No. 10 (Proposed Plans)
    Drawing No. 11 (Proposed Elevations)
    Drawing No. 12 (Proposed Sections and Site Plan)
    Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 1 February 2012