# Development Management - Delegated Officer Report

**Application Number: AWDM/0994/16 Recommendation – Approve**

**Site: Land at 60 to 66 Busticle Lane, Sompting**

**Proposal: Amendment to approved application AWDM/1404/12 for re-positioning of bin store and cover to cycle store**

**Date of site visit: 17 June 2016**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to a recently completed residential development of 6 houses in two terraces of 3 houses each. As approved, bin storage was to be provided within an enclosed recessed area located between the front and rear terraces. However, during the development, part of the recessed area was removed to increase the garden area for one of the houses and the remaining land was used to provide gas and electricity meter boxes.

It is now proposed to provide storage for 6 no. refuse waste bins on the access drive close to the entrance to the development, adjacent to the car parking area. The bin store will measure 4.7m long, 0.9m wide and 1.2m high. It is to be finished in render, to match the existing boundary walls and houses, with timber doors. With regard to recycling bins, the front terrace has built-in storage beside the front doors, while the end terrace unit at the east end of the site has storage space adjacent to its parking space. The other two houses will be required to store their recycling bins in the cycle store at the south side of the front terrace. This area has recently been covered to make it more desirable to use as bike store.

**Relevant site history**

AWDM/1404/12 - Erection of 6 houses (5 x two bedroom and 1 x one bedroom) with 9 parking spaces and new access from Busticle Lane

**Consultations**

**West Sussex County Council:** The **Highway** Officer raises no anticipated highway safety concerns

**Adur & Worthing Councils:** The **Waste Services** Officer has no objection

**Southern Water:** No objections

**Sompting Parish Council:** Concerns were raised over relocating bins into shared driveway as, when in use, it could restrict access to vehicles turning in from Busticle Lane

**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 New Dwellings and Flats' National Planning Policy Framework (March 2012)

**Planning Assessment**

**Visual amenity**

The bin store will be visible and relatively prominent, being located at the entrance to the development. However, it is considered to be of a modest scale and acceptable design which will ensure that it does not harm the setting of the development unduly.

**Residential amenity**

The bin store will be sited on the shared access road, 4m from the front of the neighbouring flats to the north. However, the bin store will be covered and should not generate significant activity on a daily basis. Consequently, it is not considered that it will cause harm to residential amenity.

**Access and Highway Safety**

The bin store will be sited on the shared access but within an area owned by the applicant and which has been demarcated by a line of paving. With the doors open, a distance of 3.3m will remain which is sufficient to enable a vehicle to pass safely. Furthermore, there is greater space available at the bottom of the access road to enable vehicles to get off the highway safely. The bin store will be 7.5m from the road.

There is no highway safety objection to the proposal.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. To be provided within 3 months of date of permission

**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.

Case Officer: Peter Barnett Date: 8 August 2016

Authorised by: Gary Peck Date: 8 August 2016