Development Management - Delegated Officer Report

Application Number: AWDM/1930/20 Recommendation – Approve

Site: 8 Fairview Road, Lancing

Proposal: Variation of condition 1 (approved plans) of AWDM/1283/18 (Amendments: use of marble cladding instead of slate and grey render instead of brick/white render; new access rooflight; new first floor timber pergola and louvres to rear/side; glass balustrade instead of metal; widening of rear bridge and addition of glass balustrade; removal of windows to west side; removal of main roof overhang and addition of overhang to rear of studio; increase in size of chimney)

Date of site visit: 9 December 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in 2017 for the demolition of the existing bungalow and construction of a new dwelling (AWDM/1216/17).

Permission was then granted in 2018 to amend the plans to include a basement and to make minor changes to the external elevations (AWDM/1283/18).

Work has now commenced on the construction and is well advanced. Permission is sought for a number of amendments, namely:

- use of marble cladding instead of slate and grey render instead of brick/white render;
- new access rooflight;
- new first floor timber pergola and louvres to rear/side;
- glass balustrade instead of metal;
- widening of rear bridge and addition of glass balustrade;
- removal of windows to west side;
- removal of main roof overhang and addition of overhang to rear of studio; increase in size of chimney

Relevant Planning History

L/156/02 - Hip-Roofed Extension on East Side (Porch/Store to be removed)

AWDM/0410/17 - Remodelling and extension of bungalow to form two storey flat roofed dwelling, comprising replacement of pitched roof with first floor extension; balconies to first floor at the front; two storey rear extension; brickwork retaining walls to front garden and terracing to rear garden including

provision of raised bridge access to garden from new first floor level. Demolition of existing garage and construction of new two storey building comprising garage with studio above; alterations to ground level of existing driveway - approved

AWDM/1216/17 - Demolition of bungalow and erection of replacement two-storey flat roofed dwelling with balconies to first floor at the front; brickwork retaining walls to front garden and terracing to rear garden including provision of raised bridge access to garden from first floor level. Demolition of existing garage and construction of new two storey building comprising garage with studio above; alterations to ground level of existing driveway – approved

AWDM/1283/18 - Variation of Condition 1 (approved plans) of AWDM/1216/17 for revisions to external elevations and provision of part basement storey - approved

Consultations

Lancing Parish Council: No objection

Representations

2 letters of objection received from the occupiers of 10 Fairview Road and Rannoch, Mount Way:

- Regarding the widening of the rear bridge with access to an elevated terrace, in previous applications I voiced my concerns about the invasion of our privacy due to the steady erosion of the once lush western boundary and an original condition of this development was for the protection of this boundary. Bearing in mind the application AWDM/1870/16 to remove and replace 2 trees and the now threadbare lower hedge perhaps further consideration could be given to some suitable screening here as the rear bridge/garden terracing will be quite overbearing on our rear patio.

- The “access rooflight” is not clear on the new plans. In fact, there is an entire structure on the roof which was not on the original plans and seems to have the potential to make the roof a terrace. Could some consideration be given to a condition to ensure that the roof cannot become a leisure facility?

- Trees should be protected

Relevant Planning Policies

Adur Local Plan 2017 policies 2, 3, 15, 18, 20, 22, 28, 34, 34, 36
‘Supplementary Planning Guidance’ comprising: Development Management Standard No.1 ‘Space Around New Dwellings and Flats’
National Planning Policy Framework (Feb 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. Permission has already been granted for a replacement dwelling of contemporary design so for consideration here are the effects of the amendments on the amenities of neighbouring residential occupiers and on the character and appearance of the area.

Visual amenity

The proposed amendments are relatively minor and do not significantly change the overall form or design of the dwelling.

The main change is the introduction of a timber pergola and louvres to the side and rear which provide a frame to the building. Being largely at the rear, this will not have significant impact. Changes to external materials are considered to be acceptable.

Residential amenity

The overall bulk, height and siting of the dwelling remains largely as approved. The pergola and louvres are lightweight structures which will not harm neighbouring residential amenity.

The increase in the width of the bridge to the rear garden, while bringing it approximately 0.8m closer to the boundary with No.10, will not materially worsen overlooking to those neighbours. Tree protection measures are required by condition imposed on the original permission and this will be re-imposed. The neighbour has requested additional planting to improve the screening between the properties as a number of trees have been removed in the past. It is considered that this is a reasonable request and a condition will be added to require details of new landscaping.

The roof access light is for maintenance only (there are to be a number of PV panels installed on the roof) and not to form a roof terrace. A condition will be imposed to prevent the formation of a terrace in the future.

The other amendments are not considered to harm neighbouring residential amenity. Indeed, there is a reduction in the amount of glazing on the west elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials as approved
3. Trees and hedge on western boundary to be retained and protected

4. Landscaping details
5. Construction Management Plan
6. Hours of working 8am-6pm Mon-Fri, 8.30am -1pm on Sat
7. Obscure glaze and fix shut first floor side windows
8. Obscure glaze and fix shut below 1.7m the master en-suite window on the ground floor west side
9. Surface water drainage
10. No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
11. 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.
12. Removal of PD
13. No formation of roof terrace

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

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: 4 January 2021

Authorised by: Gary Peck Date: 4 January 2021