Development Control – Delegated Officer Report

Application Number: AWDM/0694/13 Recommendation – APPROVE

Site: The Beach House, 10 Shopsdam Road, Lancing, West Sussex

Proposal: Application for variation to previous approval ADC/0445/10 for retrospective consent to vary footprint of building, omission of first floor windows on northern elevation and alterations to fenestration detailing.

Date of Site Visit: - 17th September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located on the west side of this un-adopted unmade road, the road being raised above the low-lying land either side. The road also serves as a public right of way on foot to the seafront and beach. The site lies adjacent to the seafront foot/cyclepath and is opposite the Lancing Sailing Club at the front and with a boat park at the rear.

Permission was granted in July 2010 under ADC/0163/10 for one large detached house on the southern part of the site, to the south of the original dwelling 'Overstrand'. Amendments to this dwelling were subsequently approved under ADC/0445/10. [Permission for 4 dwellings on the whole 'Overstrand' site was allowed on appeal under ADC/0098/10. The original dwelling 'Overstrand' has since been demolished and the three dwellings (for which a minor amendment was approved under AWDM/0238/12) are currently under construction.] The single detached house on the southern-most part of the site has been constructed and is now occupied. Some of the pre-commencement and pre-occupation conditions of the permissions under ADC/0163/10 and ADC/0445/13 were agreed (relating to temporary parking for contractors, storage arrangements, wheel-washing arrangements, floor levels, and contamination) but others were not, including walls and fences, hard and soft landscaping, external materials and finishes, car park surfacing, waste storage, drainage, solar panels, balcony privacy screens.

The current application seeks consent for amendments to the previous amended permission granted under ADC/0445/10. The footprint of the building has been varied slightly to increase the basement footprint and increase the overall footprint of the building. The narrow windows which were originally at first floor on the northern elevation have not been included within the completed design. The louvre screens have not been included on the main windows on the southern elevation.

Lancing Parish Council: No objection

Third Parties: 1 email objection has been received from a resident of Bramber. The northern aspect offers a large, ugly, bland wall when looking seaward along Shopsdam Road. The original permitted design was far more involving. The original design included roof mounted solar PV panels as part of the environmental aspect of the build. These do not seem to have been incorporated in the build to date.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

The only matters for consideration under this retrospective application are the effects of the proposed amendments to the design and appearance of the development and residential amenity. The changes do not affect flood risk or highway safety.

As a result of the enlargement to the footprint, the building now abuts the northern site boundary with the adjacent development for 3 dwellings which is under construction. It adjoins the access drive leading to the undercroft parking serving plots1-3 and has narrowed the separation distance to the nearest dwelling on Plot 3. Windows in the south side of the new dwelling (Plot 3) are either secondary or serve non- habitable circulation space and it is considered the closer proximity of the 'bulk' of The Beach House will not have a significant impact on the outlook from this dwelling, or the amenity of the second-floor roof terrace on this side. [The second-floor terraces on Plots 1 and 2 are more tightly spaced in relation to each other.] The amendments have not resulted in any unacceptable loss of privacy, daylight or overbearing impact on any adjacent residential properties.

The minor changes to the design detailing of the building, although representing a noticeable change from that which was permitted are not considered to warrant refusal. Although the windows on the northern elevation and the louvre screens on the southern elevation were features of the original design, it is not considered they were integral to the overall design concept or that their omission has severely detracted from the resulting composition. The striking contemporary form of the dwelling remains intact and makes a positive contribution to the surrounding seafront townscape.

The transport (TAD) contribution has been made under ADC/0098/10.

Recommendation

APPROVE for reason:-

The retrospective amendments to the development approved under ADC/0445/10 and ADC/0163/10 have not detracted from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. The development consequently does not conflict with the saved relevant policies of the Adur District Local Plan (AG1 and AH2) or the National Planning Policy Framework.

Subject to conditions: -

1. The retrospective consent hereby permitted relates to approved drawings:
   Drawing no. 3102-PA-102 – received 29th August 2013
   Drawing no. 3102-PA-120 – received 29th August 2013
   Drawing no. 3102-PA-101 – received 29th August 2013
   Drawing no. 3102-PA-110 – received 29th August 2013
2. The access and parking facilities existing on the site at the time of this permission and shown on the approved plan shall be used solely for the access and parking of vehicles incidental to the use of the dwelling hereby permitted.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the dwelling shall not be extended or any incidental building (exceeding 10 cubic metres in volume) erected within its curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.
4. The glazing in the north elevation of the dwelling shall at all times be obscure-glazed and permanently non-openable.
5. No additional windows created in the north elevation.

Informatives: -

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.

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

Case Officer: Hannah Barker/Jo Morin Date: 6 Feb 2014

Authorised by: Gary Peck Date: 7 February 2014