Development Management - Delegated Officer Report

Application Number: AWDM/0936/23 Recommendation – Approve

Site: 44 Brighton Road, Lancing

Proposal: Reorientation and alteration of an approved 2 bedroom dwelling (amendment to planning permission reference AWDM/1394/21). Application to Vary Condition No. 1 (Drawings); Amendment to the size of the existing drop kerb so it coincides with the amended driveway plan, Length of existing crossover to be increased.

Date of site visit: 22 September 2023

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling set back from Brighton Road by approximately 35m. It forms a line with several houses along this stretch of the road which are all set back from the road, to the west. However, to the east, 46 and 46A has dwelling in front of them (No. 48) and there is then a line of dwellings fronting the road as one travels east.

Directly to the west (42) a replacement dwelling is being constructed plus detached garage in the front garden with accommodation above (2 storeys).

Permission was granted in 2021 for a 2 bedroom dwelling in the front garden of No.44 together with car parking, external garden space and new boundary treatment (AWDM/1394/21). The permission was then amended by AWDM/0836/22 which rotated the building 90 degrees.

This application seeks to amend the access details by extending the existing crossover to the east and removing part of the existing crossover to the west. Overall it will be 6.4m wide. The works also entail the removal of the hedge along the eastern boundary and this is considered under a separate application (AWDM/1267/23).

Relevant Planning History

AWDM/1394/21 - Erection of a 2 bedroom dwelling in front garden, together with associated landscaping and parking - approved

AWDM/0836/22 - Reorientation and alteration of an approved 2 bedroom dwelling (amendment to planning permission reference AWDM/1394/21) - approved.

AWDM/1178/23 - Approval of Details Reserved by Conditions 4 (noise protection), 10 (materials) and 14 (landscaping) of Application AWDM/0836/22 - under consideration

AWDM/1035/22 - Application for a Non-Material Amendment to previously approved AWDM/1941/21 for removal of planter and extension of wall - approved

AWDM/1267/23 - Reorientation and alteration of an approved 2 bedroom dwelling (amendment to planning permission reference AWDM/1394/21). Removal of condition 13 (hedge retention) of AWDM/0836/22 to allow for greater width on the driveway, better visibility out at the road edge and as the soft landscaping design allows for planting elsewhere in the scheme - under consideration

Consultations

West Sussex County Council: Highways: The proposed works would now be considered acceptable from our point of view. The proposed works would be subject to a licence obtained from the local Highway Area Office, so an informative should be added if planning permission is granted:

Lancing Parish Council: Support

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 3, 15, 18, 20, 22, 28, 30, 34, 34, 36

'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'

Sustainable Energy SPD (August 2019)

WSCC Guidance on Parking at New Developments (Sept 2020).

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

National Planning Policy Framework (July 2021)

Planning Assessment

The access works are acceptable in visual amenity, residential amenity and highway safety terms. The removal of the hedge has been considered separately.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Drainage
3. Noise protection
4. Hours of construction
5. Car parking
6. Cycle parking
7. EV charging spaces
8. CMP
9. Materials
10. Sustainability and Biodiversity
11. Removal of PD
12. Landscaping

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

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.

Informative Note

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Case Officer:	Peter Barnett	Date: 13 October 2023
Authorised by:	Gary Peck	Date: 13 October 2023