Development Management - Delegated Officer Report

Application Number: AWDM/1267/23 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). 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

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.

Condition 13 of that permission stated:

The existing hedge on the eastern boundary with 46A Brighton Road shown on the approved plan as being retained shall be protected for the duration of construction works in a manner to be agreed with the local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges or parts thereof which are shown on the approved plan as being retained which are removed without consent or die or are severely damaged or become seriously diseased during that period shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

This application seeks to remove the condition to allow the hedge to be removed in its entirety. There is a separate application (AWDM/0936/23) which seeks to widen the crossover to enable easier access to and from the

highway. The hedge narrows the available space and it is proposed to remove it and replace it with 1.8m high rendered pillars with slatted cedar fencing between. An existing wall towards the roadside on the side boundary is to be retained and wooden battens placed on its surface to provide continuity with the proposed new wall/fence.

Landscaping details have been submitted under AWDM/1178/23 (and also included with this application) which show a gravel/shingle driveway, a matching wall/fence on the other side of the driveway and electric gates at the end of the driveway nearest the house (not on the roadside).

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/0936/23 - 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 - under consideration

Consultations

West Sussex County Council: Highways: The removal of existing hedging from the east of the access point would allow for improved visibility and ease of access on to the driveway. As such, no concerns are raised for the removal of Condition 13

Lancing Parish Council: Support

Representations

Objection received from the occupiers of 48 Brighton Road:

- Hedge should be retained as per original condition, or at least the font part of it
- Removal will increase noise disturbance and smells
- Overlooking, loss of privacy and light
- Design is out of character and appearance
- Loss of wildlife

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

Visual amenity and character

The hedge is a mature specimen but has limited visual amenity value in the street scene as it runs along the side boundary with No. 48. Its loss would not therefore cause a loss of visual amenity to the wider area. The proposed wall/fence is considered to be an acceptable replacement.

Residential amenity

No 48 Brighton Road sits to the east, close to the boundary and existing hedge. It is a chalet bungalow and has ground floor windows facing the site. The removal of the hedge would expose that property and this was the reason for the requirement for the hedge to be retained at the time of the original permission.

However, a reasonable replacement has been proposed in a new wall/fence which will maintain privacy and will not worsen light loss compared to the thick hedge that is already there. While the concerns of the occupiers of No.48 are noted, it is not considered that the hedge needs to be retained provided a suitable replacement boundary feature is put up in its place.

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? Y

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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