Development Control – Delegated Officer Report

Application Number: AWDM/1276/14 Recommendation – APPROVE

Site: 148 Brighton Road Lancing West Sussex BN15 8LN

Proposal: Revisions to bike store, south facing windows and doors, omission of half dormers to side elevations, external ground level to the south side and cladding to the side elevations (non-material amendment to AWDM/0266/13).

Date of site visit: AWDM/0266/13

Neighbours checked: Adjoining neighbour to east notified (14 days).

Site and Surroundings

Following a resolution by Adur Planning Committee in June 2013, conditional planning permission was granted earlier this year under AWDM/0266/13 to demolish the former detached 2-storey building on this plot backing onto Widewater lagoon and erect 2 no. detached 4-bedroom dwellings on three floors built into the secondary sea defence embankment.

The adjoining property to the west is also in the ownership of the applicant, and consists of an enlarged, gable-fronted dwelling with accommodation on three floors including rooms in the roof. The adjoining property to the east consists of 1 Waters Edge, an end unit within a short terrace of 3 dwellings dating from the mid-1980s. The surrounding area is residential in character. Brighton Road is a busy road forming part of the strategic network (A259) linking the south coast towns. There is a light-controlled pedestrian crossing directly in front of the property. The site is located within Flood Zone 3(a).

Proposal

Permission is sought to alter the dwellings as follows:-

- Alterations to ground-floor layout to provide utility area in place of internal bike store;
- Location of 2m x 1m x 2m bike store in rear garden of each dwelling.
- Internal alterations including omission of second staircase between first and second floor with associated alterations to room sizes on first and second-floor;
- Enlarged width of opening for bi-folding doors in first-floor and second-floor south elevations;
- Steps from first-floor bi-folding doors into garden to south;
- Reduced size second-floor window in east and west elevations (to omit dormer breaking through eaves);
- Alterations to cladding on east and west side elevations.

Consultations: None undertaken.

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';
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2010)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)
National Planning Policy Framework (2012)

Planning Assessment

Principle

Section 96A of the Act allows a non-material amendment to be made to an existing planning permission via an application procedure. There is no statutory definition of 'non-material'. This is because it is so dependent on the context of a particular scheme – what may be non-material in one context may be material in another. In order to grant an application a LPA must be satisfied that the amendments sought are non-material.

In assessing applications for a non-material amendment the Government's Planning Practice Guidance states that the LPA must have regard to the effect of the change, together with any previous changes made under s.96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission s.38(6) of the Planning Act 2004 does not apply. However, the extent to which the proposed amendments comply with the saved Local Plan policies is a material consideration.

Residential amenity – Living conditions of future occupiers

The proposed internal alterations result in different sized bedrooms, living room and kitchen/dining rooms compared to the approved layout. However, the gross floor area of the bedrooms meets the minimum size requirements for a 4-bedroom dwelling (1 double and 3 singles) with no individual bedroom below standard. The area for living, cooking and eating substantially exceeds the minimum requirement.

Residential amenity – Effect on amenities of neighbouring occupiers

The proposed enlarged door openings are on the south side of the buildings facing onto the respective gardens and balconies and would have no significant impacts for the neighbours on either side in terms of privacy.

The reduced sized windows on the side elevations serve bathrooms (as before) and would have no additional amenity impacts for neighbours in terms of overlooking.

The proposed bike stores are located within the respective rear gardens of either dwelling, situated away from the side boundaries with neighbouring dwellings. They are modest in size and would not appear unduly intrusive in the general context of garden buildings belonging to other properties facing onto Widewater Lagoon.

Visual amenity

The cladding will help break-up of the large mass of the flank elevations in side views (as before) and will not appear significantly or noticeably different compared to the approved drawing. The windows in the side walls are very minor features and it would be difficult to argue the reduction in their size and omission of the dormer feature materially affects the architectural composition of the dwellings or the streetscene.

The wider opening for the bi-folding doors in the rear (south) elevation and omission of side lights results in a cleaner, simpler fenestration detail which is in-keeping with the modern style of these dwellings.

Parking and Access

The provision of secure cycle storage was sought as a condition of planning permission by the Highway Authority. Although the submitted drawings show this omitted from the ground-floor plan, alternative provision is to be made in the rear gardens of the dwellings which is considered adequate.

Financial contributions

There are no implications for the amount of financial contribution required since the level of parking provision and size of the dwellings remains unchanged.

Recommendation: APPROVE

The proposed changes shown on Drawing No: 319/100 and 319/101 received on 25 Sept 2014 are not material and these drawings can be substituted for the Approved Drawings No: 319/01 Rev B and 319/02 Rev B.

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

Case Officer: Jo Morin Date: 24 Oct 2014

Authorised by: Gary Peck Date: 24 October 2014