Development Management - Delegated Officer Report

Application Number: AWDM/1690/15 Recommendation – Approve

Site: 2 Swallows Close, Lancing

Proposal: Construction of 4 bedroom detached chalet style dwelling in place of previously demolished dwelling (outline application including details of access, layout and scale with all other matters reserved).

Date of site visit: 8 December 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site formerly contained a 2 bedroom bungalow which was demolished in 2014 due to its poor state of repair. The site, which is now vacant, is located in the north west corner of Swallows Close and is the largest plot in the Close. No.3 Swallows Close is a chalet bungalow to the east, No. 1 Swallows Close is a bungalow to the south. There is an open field to the north and a 2 storey block of flats to the west.

Outline permission is sought to construct a bungalow on the plot. Appearance and landscaping are reserved for future consideration but the submitted plans indicate a 4 bed T-shaped chalet bungalow located at the east side of the plot. Access will be from an existing access at the south east corner of the site. The bungalow was originally shown as being gabled, 7.5m high, with its entrance on the east side. A gable projection on its west side will contain dormers to the north and south roofslopes. However, following advice from the Environment Agency, the floor levels of the proposed dwelling will need to be raised 600mm above existing ground level in the interest of reducing flood risk so the amended ridge height will be 8.1m.

Relevant site history

None

Consultations

West Sussex County Council: The **Highway** Officer has no objection subject to condition to secure car and cycle parking. Advises that the site is located on Swallows Close which is a private road; consequently these comments are for advice only.

Access to the plot is achieved via the existing point of access to which no changes are proposed. The applicant has provided a plan which demonstrates an appropriate level of vehicle parking can be accommodated

on site. The proposal should provide an appropriate level of cycle parking in the interests of sustainability. This provision should be secured and covered.

Access to the maintained highway network is achieved via an existing point of access which adjoins the maintained highway network at an existing junction with Brighton Road (A259). The plot was previously occupied by a single dwelling, there would be no anticipated intensification of use at the site access point, therefore there would be no highways ground to resist the principle of this proposal.

Adur & Worthing Councils: The **Engineer** advises that there is no history of flooding at the site. There are no surface water sewers in the vicinity therefore soakaways/ sustainable drainage is appropriate.

The applicant needs to assess if the use of soakaways is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location to ascertain if a soakaway will adequately empty. There appears from the drawings to be sufficient area to adequately site soakaways.

Therefore In the absence of any ground investigation details or detailed drainage details in support of the application (although the applicant appears to have indicated his intention to utilize soakaways) request that should approval for this new build be granted it be conditional such that ‘no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority’

Environment Agency: No objection subject to condition that new floor levels, behind an adequate defence, be set a minimum of 600mm above existing ground levels (2.5m AOD).

Lancing Parish Council: No objections

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’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal would add to the housing stock, is located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed dwelling would be similar in scale and character to other properties in Swallows Close. It will be within the area of the footprint of the original dwelling and, while larger, it has a greater plot size than its neighbours which enables it to have a larger footprint without appearing excessive. The indicative south facing gable fronted elevation would reflect the gable of 3 Swallows Close.

Due to the risk of flooding in the area, the floor level of the dwelling will need to be raised by 600mm and this will result in a higher ridge than that of the adjoining bungalow which is 7.8m high. The proposal was originally 7.5m to the ridge, however given the EA recommendation to increase the height it will now be 8.1m. The property will therefore be 30cm higher than the neighbouring bungalow to the east. However, the dwelling would not be widely visible, being offset from the line of the access road from Brighton Road, and would not be easily seen in conjunction with its neighbour. On balance, it is considered that such an increase is acceptable.

Residential amenity

The siting of the dwelling would not cause undue harm to its neighbours. To the east, No.3 has a ground floor window and door facing the site plus the side of a rear conservatory and rooflight. A distance of 4.7m is indicated from the new bungalow to the boundary and it is not considered that the proposed dwelling would cause any significant loss of light, outlook or privacy. The roof design pitches away from the boundary and the proposed rooflights indicated on the elevations would serve a bathroom and stairwell only.

To the south, No.1 is perpendicular to the site and has its side access and boundary screening forming a buffer to the site. A distance in excess of 8m would remain and no loss of amenity is anticipated.

To the west, the block of flats has windows facing the site but at a distance of 23m it is not considered that there would be any harmful loss of privacy.

Accessibility and parking

The site would be accessed from an existing access point with 2 car parking spaces indicated along the east side of the property.

Flood Risk

As explained above, the site is at risk of flooding and the floor levels are to be raised to reduce the risk of the property flooding in the future. As required by the Engineer, surface water drainage details will be reserved by condition.

Recommendation

APPROVE

Subject to Conditions:-

1. Reserved Matters time limit
2. Materials
3. Floor levels to be set 600mm above existing ground levels to a maximum ridge height of 8.1m
4. Surface water drainage details
5. Car and cycle parking
6. Permission relates to approved plans

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

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: 18 January 2016

Authorised by: Gary Peck Date: 18 January 2016