Development Management - Delegated Officer Report

Application Number: AWDM/1173/20 Recommendation – Approve

Site: Land East Of 4 To 6 Dewpond Close, Lancing

Proposal: Proposed 4no. single storey pitched roof domestic garages

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site (0.2 hectares), lies on the north side of the A27 at the eastern edge of, but within, the built up area boundary for Lancing. The southern edge of the South Downs National Park lies directly to the north of the site. There are two existing access points onto the site which have been used as an in-and-out arrangement.

The site was recently redeveloped to provide 6no. dwellings under outline consent AWDM/1128/14 and reserved matters approval AWDM/0376/18 and construction has been completed.

As approved, the eastern part of the site was to contain a triple garage for Units 4, 5 and 6 plus parking spaces for Units 5 and 6. There was a previous application which sought to replace the garage and parking spaces with an additional dwelling to the east of plots 5 and 6 (AWDM/1185/19, refused and appeal dismissed).

Following that refusal this application proposes to construct four garages in the land at the rear of plots 5 and 6. As amended, the garages would be positioned in two staggered pairs with parking spaces provided in front of the westernmost pair. The garages will face south.

They would be pitched roofed measuring 4.3m high, 5.2m deep and 2.8m wide. They will be 11.6m wide in total. For comparison, the approved garages were 4.5m high, 5.4m deep and 8.9m wide overall and positioned at an angle facing south west on the eastern boundary.

Relevant Planning History

ADC/0251/10 – Application for new planning permission in order to extend time limit for implementation of L/114/05/TP for redevelopment with car showroom building (with ancillary MOT/preparation bay) and open car display to west - Approved

ADC/0252/10 - Redevelopment with petrol filling station, canopy and shop, with fuel storage tanks within landscaped raised mound (including 24 hour opening for a one year trial period) – Approved

AWDM/1128/14 - Outline application (including details of access, layout and scale) for the erection of 6 no. 3 bedroom dwellings – appeal allowed

AWDM/0376/18 - Application for approval of reserved matters following outline application AWDM/1128/14 for Appearance and Landscaping through the submission of detailed plans and elevations for 6 no. 3 bedroom dwellings and a detailed soft and hard landscaping scheme and drainage details – approved

AWDM/1185/19 - Proposed 3no. bedroom detached two storey dwelling to East of site with 1no. parking space; omission of 3no. bay garage and 2no. parking spaces to the rear of Plots 5 and 6, parking spaces to the West of plots 4, 5 and 6 altered to provide 2no. parking spaces for plots 4 and 5 and 1no. parking space for plot 6 (all previously approved under AWDM/0376/18) – refused and appeal dismissed

AWDM/1479/19 – Application to vary condition 1 of previously approved AWDM/0376/18. Amendments to include alterations to external layout of the scheme in relation to parking provision and removing the detached 3 bay garage - approved

Consultations

West Sussex County Council: The **Highways Authority** comments that access to the maintained highway network takes place via an access point with A27. The A27 is maintained and operated by Highways England. WSCC in its role as the Highways Authority for other nearby local adopted highway raises no concerns with the proposed. However, the Local Planning Authority would be advised to consult with Highways England as to the perceived impact upon A27.

Notwithstanding the above I would note that the garages proposed scales to 3 x 5.7 metres, which is less than the 3 x 6 metres advised within WSCC's adopted parking guidance for minimum garage dimensions. Even garages of 3 x 6 metres are only considered to contribute 0.5 towards parking demand. The proposal seems to be adding additional parking spaces to serve the site.

Adur and Worthing Councils: The Trees and Landscape Officer does not have any concerns regarding this proposal, as these are garages not dwellings and there will be less future pressure.

The **EHO** advises that she has taken a look back at the Ashdown Site Investigation Limited's report (ref.: R18- 12916, dated June 2018) which was submitted in support of AWDM/0376/18. She advises that the remedial measures proposed in this document would also be appropriate for the proposed garages.

Technical Services: The flood risk assessment states that the surface water will drain to the attenuation tank that serves the wider development. At the time of the previous application it was proposed that this area was left mainly undeveloped, it is therefore unclear how there is adequate provision within the wider surface water drainage proposals for this additional area.

Please can the applicant supply details evidencing there is adequate capacity to ensure flood risk is not increased off site for events up to and including the 1 in 100 year plus 40% climate change event, and that at least the 1 in 30 year plus 40% climate change event is stored within the proposed system. Discharge should be at greenfield 1 year or 2l/s whichever is the greater to be compliant with current policy requirements.

We will also need a construction detail drawing provided of the proposed permeable paving areas.

If this information cannot be provided at this stage we will have to decide whether to object or ask for a pre-commencement condition.

Subsequent Comments following receipt of further drainage information: Objection removed.

Highways England: No objection

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 policies 1, 2, 3, 15, 16, 18, 20, 28, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The main consideration is whether the new garages can be accommodated without harm to the character and appearance of the overall development.

Visual amenity

The proposed garages would fill the gap between the rear of Plots 5 and 6 and the eastern boundary. However, they are of relatively low height and their staggered footprint helps slightly to break up what is a continuous line of development in this corner of the site. The garages have been reduced in height, depth and width from the original submission.

In terms of spacing, the previously proposed dwelling would have had a far more cramped appearance and the appeal Inspector agreed, stating that it would:

"visually dominate a substantial majority of this existing limited 'pocket' of space at this end of the appeal site and create a tighter, more intense layout and arrangement of built form at odds with that which already exists on the appeal site"

The proposed garages will not have such a dominant appearance and a sense of space will be maintained due to their lower height.

On balance, it is considered that the visual impact of the proposal is acceptable.

Drainage and Flood Risk

There was initially an objection from the Council's Engineer as it was not clear whether the additional development and hardsurfacing would increase the impermeable area above that previously approved and whether there would be sufficient capacity within the original drainage system to accommodate surface water run-off without exacerbating any flooding issue.

Following the receipt of additional drainage information the applicants have advised that the proposed garages and the revised roadway creates an additional 25m² of impermeable area when compared to the original scheme. They advise that there is sufficient capacity within the drainage system and the Council's Engineer, following analysis of the details, is now satisfied and has removed her objection.

Parking

The proposed garages do not meet the size requirement to be considered as additional parking spaces. However, it is likely that they will be used for storage in any event. Adequate parking is considered to be provided on the site with 2 spaces per dwelling plus 4 visitor spaces. No objection has been raised by WSCC or Highways England.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match dwellings on site
4. To be used as garages and for domestic storage ancillary to residential use of site
5. Contaminated land

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: 4 November 2020

Authorised by: Gary Peck Date: 4 November 2020