Development Management - Delegated Officer Report

Application Number: AWDM/0227/14 Recommendation – Approve

Site: Land North of the Globe Primary School, Irene Avenue Lancing, West Sussex

Proposal: Application for a minor material amendment to planning permission AWDM/1242/12 to amend parking, access and refuse storage, including provision of car ports to Plots 16 and 23 (retrospective)

Date of site visit: 5 March 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in March 2013 for the erection of 23 houses and flats at the former Willows School site (AWDM/1242/12). Development is well under way and this application seeks approval for a number of minor alterations to parking, access and refuse storage. The main changes are as follows:-

1. The provision of car ports to serve units 16 and 23, in order to provide covered parking spaces for wheelchair accessible bungalows.
2. The provision of a rear access path for unit 15, which runs to the north and rear (west) of unit 16 and the resulting reconfiguration of parking spaces in front of units 14-16.
3. The removal of fencing dividing the site to the east of the existing bank, enabling pedestrian access through the site
4. The provision of a rear access path for unit 9
5. The provision of side access path to south of unit 14
6. The provision of refuse storage within rear gardens rather than at the front of the properties
7. The provision of rear access for each property
8. The provision of a new bank within the public amenity space (this is shown on the plans but a recent site visit has confirmed that this has not been provided and the open space remains level).
9. Reduction in size of garden for unit 13

The development has been completed and the application is therefore retrospective.

Relevant site history

As above

Consultations

West Sussex County Council: The Strategic Planning Officer (Highways) has no objection

Lancing Parish Council: No objections

Representations

1 letter of objection received:

- Plans were originally passed by and Inspector against wishes of District and Parish Councils and a considerable number of local residents.
- Had the amended plans been submitted prior to the appeal it might not have been allowed – the plans should be referred back to the Inspector
- Lack of notification to local residents

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AG3, AB23, AB25-27, AH2-3, AH5, ACS5 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)
Revised West Sussex Parking Standards & Transport Contributions Methodology (WSCC 2003, amended 2010)
'The Provision of Service Infrastructure related to New Development in West Sussex – Part 1' (WSCC 1999)
Design Bulletin 'Trees and Landscaping' (ADC 1996)
National Planning Policy Framework (DCLG 2012)
Assessment of Saved Policies (ADC 2013)

Planning Assessment

Visual amenity

The majority of the amendments are relatively minor and do not have a significant visual impact. The most prominent aspect of the amended plans is the provision of a car port at the front of the site adjacent to West Lane. This is required to provide covered parking spaces for wheelchair accessible bungalows in order to meet the Wheelchair Housing Design Guide. The car port will be an open structure with a transparent plastic roof and will be sited in front of the block of flats (plots 17-22). It is not considered that the car port will be unduly intrusive or harmful in the street scene when seen in the context of the overall development.

The remainder of the amendments occur within the development and will not have an impact on the general street scene. New footpaths are shown which run close to existing hedgerows and preserved trees. However, details have been provided to show that the footpaths will be constructed using a 'no dig'

principle to protect any tree roots. Existing vegetation should not be adversely affected by these proposals therefore.

Residential amenity

The amendments will not have an adverse impact on adjoining residential amenity. There was some concern about an extension to the existing grassed bank within the site which has the potential to cause overlooking but this has not been provided.

Other alterations include a reduction in the size of the garden to Plot 13, adjacent to the grassed bank, to below the Council's adopted standards (approximately 50sqm when it should be 100sqm for a 4 bed property). This has been caused by the desire to keep the grassed bank and canopy of the preserved Willow out of the garden, thereby reducing pressure to cut it back in the future. It was an option to extend the garden further out to the east into the open space, but this was not considered to be an ideal solution as it would reduce the public open space. On balance, the reduction in the size of the garden for Plot 13 is an unfortunate amendment it is an insufficient reason to refuse the application.

The through route across the site for pedestrians is considered to be of benefit for accessibility.

Legal agreement

The original approval was subject to a legal agreement and this amended application is also subject of an amended S106, securing the necessary affordable housing and contributions towards sustainable transport and the fire service.

Recommendation

APPROVE

Subject to completion of Deed of Variation and the following conditions:-

1. Boundary treatment
2. Hedge to be retained
3. Badger mitigation to be retained
4. Refuse storage
5. Vehicular access
6. Car and cycle spaces to be provided
7. Road construction
8. Surface water drainage
9. Foul drainage
10. Approved plans

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: 24 September 2014

Authorised by: Gary Peck Date: 25 September 2014