Development Management - Delegated Officer Report

Application Number: AWDM/1283/18 Recommendation – Approve

Site: 8 Fairview Road, Lancing

Proposal: Variation of Condition 1 (approved plans) of AWDM/1216/17 for revisions to external elevations and provision of part basement storey.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in 2017 for the demolition of the existing bungalow and construction of a new dwelling (AWDM/1216/17).

This application seeks to amend the approved plans to include a basement and to make minor changes to the external elevations including:

- Replacing zinc cladding at first floor with render
- Extending rendered wall at first floor to side of front terrace
- Removal of timber louvres to first floor central window at front
- Replacement of solar shading pergola with roof overhang

There are no changes to the position of the dwelling on the site, or to windows or overall height.

Relevant Planning History

L/156/02 - Hip-Roofed Extension on East Side (Porch/Store to be removed)

AWDM/0410/17 - Remodelling and extension of bungalow to form two storey flat roofed dwelling, comprising replacement of pitched roof with first floor extension; balconies to first floor at the front; two storey rear extension; brickwork retaining walls to front garden and terracing to rear garden including provision of raised bridge access to garden from new first floor level. Demolition of existing garage and construction of new two storey building comprising garage with studio above; alterations to ground level of existing driveway - approved

AWDM/1216/17 - Demolition of bungalow and erection of replacement two-storey flat roofed dwelling with balconies to first floor at the front; brickwork retaining walls to front garden and terracing to rear garden including provision of raised bridge access to garden from first floor level. Demolition of existing garage and construction of new two storey building comprising garage with studio above; alterations to ground level of existing driveway - approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 policies 2, 3, 15, 18, 20, 22, 28, 34, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (July 2018)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. Permission has already been granted for a replacement dwelling of contemporary design so for consideration here are the effects of the amendments on the amenities of neighbouring residential occupiers and on the character and appearance of the area.

Visual amenity

The proposed amendments will see the removal of the zinc cladding originally proposed for the first floor on the east elevation and part front and rear. Instead a two-tone white and grey render finish is proposed which will be less striking but which is not considered to be harmful to the overall appearance of the building.

The other changes to the elevations are relatively minor and do not change the overall form or design of the dwelling.

The proposed basement will not result in any external changes.

Residential amenity

There are no changes to the overall bulk, height or siting of the dwelling. There will be an extension of the first floor side wall to provide a screen to the front terrace. This will not affect any windows at the side of No.10 to the west. The other amendments are not considered to have a material impact on neighbouring residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be agreed
4. Trees and hedge on western boundary to be retained and protected
5. Construction Management Plan
6. Hours of working 8am-6pm Mon-Fri, 8.30am -1pm on Sat
7. Obscure glaze and fix shut first floor side windows
8. Obscure glaze and fix shut below 1.7m the master en-suite window on the ground floor west side
9. Surface water drainage
10. No development shall commence until the vehicular access serving the development has been constructed in accordance with the approved planning drawing.
11. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 5 October 2018

Authorised by: Gary Peck Date: 5 October 2018