Development Management - Delegated Officer Report

Application Number: AWDM/1697/19 Recommendation – APPROVE

Site: 10 Brighton Road, Lancing, West Sussex

Proposal: Remodelling of existing annexe to form separate 2 bedroom dwelling including hip to gable roof extensions and raising of ridge height, new dormers to rear (one with Juliet balcony) roof lights to front and raised terrace at ground floor at rear.

Date of site visit: 16th December 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling on the south side of Brighton Road backing onto the beach at Lancing. It has a large detached outbuilding on the east side which was converted to a gym and single garage some time ago. In 2012 under permission reference AWDM/1031/12 consent was granted for the conversion of the garage/gym to a granny annex including link porch extension and balcony with staircase to the south. This consent was for a conversion of the out building to a self contained 1 bedroom annex. A link extension was proposed between the annex and the main house with a new door into the existing house to enable easier movement between the annex and house. It does not appear that this consent was implemented (not fully anyway) and the outbuilding currently remains a separate building providing a garage and gymnasium used ancillary to the main dwelling house. There is no internal link between the buildings. Three parking spaces remain to the property frontage in front of the outbuilding.

Consent is sought here to alter and extend the existing building to provide a two bedroom dwelling house. This dwelling is to be independent to the main dwelling at no. 10 Brighton. The building is set back from the road with the parking spaces in front. It has a shallow pitched roof and is of render brick and tile construction in keeping in style with the main house which is much larger and is adjacent to the highway with front entrance onto the side. The building is single storey with a garage door and window on the front elevation. To the rear levels drop into the beach and there are two windows serving the garage and gym and windows on lower ground floor serving a storage area. The building is 5.2 metres high from the rear elevation and 4 metres high from the ground level to the front. To the rear there is a retaining wall with a decked area and the beach beyond.

The submitted plans show a two bedroom dwelling. An additional storey is created by increasing the ridge height of the building by 2 metres. The angle of the roof of the building is to be altered with a steeper pitch at the front with a flat roof projection to the rear to accommodate the internal first floor space with 2 rear dormers and a dormer with a Juliette balcony serving the two bedrooms and the stairs. A bathroom

is also proposed at first floor. At the ground floor an open plan kitchen dinner is proposed and a lounge and W.C. a balcony is accessed from the lounge. This is the raised area to the rear which is currently within the retaining wall adjacent to the beach. An external staircase will lead from the balcony to the rear of the dwelling. The footprint of the building will remain the same with the addition of the balcony.

Consultations

Lancing Parish Council: - No objection

Environment Agency: - Initial Comments: - In the absence of a Flood Risk Assessment we object to this application and recommend that planning permission is refused.

The application site lies within Flood Zones 2 and 3 which is land defined by the Planning Practice Guidance for the National Planning Policy framework (NPPF) for Flood Risk and Coastal Change as having a high and medium probability of flooding. The NPPF (para 163, footnote 50) states that an FRA must be submitted when development is proposed in such location.

An FRA is vital to making informed planning decision. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re consult us on any revised FRA submitted.

If you are minded to approve the application contrary to our objection, we would be grateful if you could re notify us to explain why material considerations outweigh our objection detailed above and to give us the opportunity to make further representations. Should our objection detailed above be removed it is unlikely we will recommend planning conditions to be included on any subsequent approval.

Comments received following submission of a **Flood Risk Assessment –** 17th March 2020

We request that the following condition be attached to any planning permission granted, and that the details in relation to the condition be submitted and approved by the Local Planning Authority.

Condition

The development shall be carried out in accordance with the submitted plans (ref: Proposed Floor Plans and Elevations, Prepared by G B Services, 10 Brighton Road Lancing West Sussex BN15 8RH, November 2019), and the following mitigation measure it details:

- **Sleeping accommodation is to be located on the first floor.**

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reasons

To reduce the risk of flooding to the proposed development and future occupants.

The condition is in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

Southern Water: - Standard conditions/informatives should be attached.

West Sussex County Council: The **Highways Authority** : -

This proposal is for the remodelling of existing annexe to form a separate 2-bedroom dwelling. The site is located on Brighton Road, An A-classified road subject to a speed limit of 30mph. The site currently benefits from an existing access. No alterations to the access are proposed. Whilst the proposal would result in an intensification of use of the existing access, this is not considered to be a material intensification. Furthermore, visibility appears sufficient at the existing access and an inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site as result of road layout. Therefore there is no evidence to suggest that the existing access is operating unsafely or that this proposal would exacerbate an existing safety concern.

The existing annexe accommodation currently provides a garage and gymnasium. As such the conversion to dwelling would result in the loss of one parking space on the site. The applicant indicates that three parking spaces are available on the site frontage, however, it has not been specified how many of these will be allocated to the proposed dwelling and how many will be retained by the existing dwelling. The WSCC Parking Demand Calculator expects that a minimum of two parking spaces would be required for a proposed 2-bedroom dwelling in this location. The floor plans for the existing dwelling have not been provided, as such the WSCC Parking Demand Calculator cannot be applied to this dwelling. Given that the existing dwelling is considerably larger than the proposed dwelling, it is anticipated that at least two parking spaces would also be required for the existing dwelling. The LHA advise that details of parking provision for the proposed dwelling be secured via condition to ensure that at least one parking space is provided for the proposed dwelling.

Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety

would be detrimentally affected through the proposed car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is sustainably located within walking distance of bus stops providing access into Worthing, Shoreham and Brighton. Lancing train station and a variety of local shops and services are also within walking distance. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for new homes. Based upon current EV sales rates within West Sussex, active charging points should be provided for a minimum of 20% of all proposed parking spaces. Ducting should be provided to the remaining 80% of parking spaces to provide 'passive' provision for these spaces to be upgraded in future. Due to the small scale nature of this proposal, the anticipated provision of active EV spaces for this development would be 1 space and should be provided in accordance with the above WSCC guidance.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application, the LHA would advise conditions securing car parking and cycle storage for the proposed dwelling.

Adur and Worthing Councils: -

Engineers: - Initial comments: - Flood Risk: - The application is within flood zone 2 and is not shown as being at risk from surface water flooding. The proposal is for sleeping accommodation on the first floor. I therefore have no objections to the proposed development on flood risk grounds.

Surface Water Drainage: - The application form states that surface water drainage will be disposed to mains sewer. Our records do not indicate that there is a surface water sewer in the vicinity. It is not acceptable to dispose of surface water to foul sewer. Therefore, can the applicant provide details of an appropriate means of surface water disposal.

Environmental Health: - The development site is severely affected by traffic noise and we will need to see a ProPG acoustic assessment and noise mitigation scheme to protect the property. This can be attached as a condition.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 20, 22, 35 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 Space Around New Dwellings and Flats''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The Development Plan comprises the adopted Adur Local Plan (2017). The proposed development would make a minor contribution to meeting housing targets including Objectively Assessed Need under the tests of the National Planning Policy Framework.

New residential development can be supported in principle under Policy 15 of the Adur Local Plan (2017), which allows for new residential development within the built-up area, subject to its appearance, character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale materials detailed design features and landscaping.

The proposal comprises the creation of a new separate dwelling 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, effect on the character and appearance of the dwelling and its surroundings, flood risk and highway safety.

Visual amenity and Character

The building as altered and extended will be visible within the street scene to the north and within views along the beach to the south. The changes to the front include the replacement of the garage and window with a front door and windows and the increased ridge height and change to roof pitch. There are also 3 velux windows proposed in the front roof slope. Although the scale when viewed from the front will be increased with the roof height change the building will not be overly large or out of scale in the street scene. It will still appear small in scale in relation to the dwellings either side. It will not overly dominate the street scene or adjacent buildings. The use of materials will be the same as existing. Similarly to the rear although the scale of the building is increased it will be subservient within the context of the adjacent buildings. Due to its siting it does project to the rear beyond some of the adjacent dwellings however in the light of adjacent development along the beach this scale and height increase is acceptable.

In terms of design the main impact is to the rear with the height increase and introduction of flat roof and dormers and balcony. These features will be clearly visible but the flat roof design is considered acceptable in this case. It allows the scale and ridge height of the building to be limited. The design is not out of keeping with other adjacent building design which is an eclectic mix of various style and use of materials. For example the contemporary buildings to the east, 12 and 12a are flat roofed. The materials to be used will match existing which is in keeping also with the main dwelling at no. 10. The addition of the dormers, Juliette balcony and ground

floor balcony are also features which are not uncommon within the context of this built environment. In terms of character this development is acceptable and can be supported.

Residential Amenity Current Occupiers

The building as existing and proposed is visible from properties opposite within Brighton Road, however the main properties to be directly affected at those either side of the site, no. 10 Brighton Road (the applicant) and no. 12a Brighton Road to the east. Nos. 12 and 12a are relatively new dwellings built in 2014 under AWDM/1045/13 after the redevelopment of the site.

Since then no. 12a has had consent for balconies to the rear adjacent to the application site the full width of the property at first and second floor level, these have full height screens either side, this has not been implemented and has now lapsed (AWDM/1142/16). It is however not considered that this proposal would impact upon the previously permitted development due to the proposed screening at no. 12a. Although the proposed balcony at no. 10 is raised from the beach, it is at ground floor level. Full privacy to balconies or patios in this beach front location is uncommon and most balconies and patios have some form of screen from direct, adjacent overlooking. However, overlooking does occur and, backing onto the beach, distant views of the rear of properties do exist.

Currently there is a solid rendered wall adjacent to where the balcony is proposed, the plans show a boundary screen continuing from the side wall of the building adjacent to the boundary. This will offer sufficient screening when the balcony is in use. This screen will be conditioned to ensure that it is 1.8 metres higher than the level of the balcony and that it remains at all times to offer screening between the dwellings.

As mentioned earlier the application site projects further to the south than no. 12a. Although the height of the building will be increased the footprint remains the same and there is spacing between the buildings. At the front of the site the blank side elevation of no. 12a is adjacent to the boundary of the site so there is not adverse impact here. Subject to the installation of the balcony screen it is not considered that there will be any adverse impact with regards to loss of light, privacy or overbearing impact in this case.

It is not considered that the proposal will result in any adverse impact upon the current or future occupiers of no. 10 Brighton Road. The front parking area will be shared with both occupiers accessing their properties from this area. The increase in height of the building and changes to the rear elevation will not give rise to any loss of light or overbearing impact. In terms of privacy the dwellings will be in close proximity however no windows are proposed on either of the side elevations and a condition is attached to ensure that this will remain the case.

There is a private space to the rear of no. 10 which will abut the blank side elevation of the proposed new dwelling. Therefore there will not be a significant loss of privacy as a result of the use and activity associated with the new dwelling including the use of the proposed balcony.

The proposed dwelling and the activity associated with it will not give rise to any adverse impact to the occupiers of the adjacent dwellings which would warrant a refusal in this case. Within this part of the beach frontage properties are quite densely located and properties do not have large amounts of spacing around them or between properties. The proposed development is in keeping with this character and therefore it is not considered that it will impact upon the amenities currently enjoyed.

Residential Amenities Future Occupiers

With regards to the future occupiers of the proposed dwelling, this development provides a two bedroom dwelling with good light and outlook with dual aspect rooms and external amenity space and parking. The overall accommodation provision meets the internal space standards (70m2 for a 2 bedroom dwelling). The rear amenity space provision is below the requirement for a two bedroom dwelling however taking into consideration this beach front location and available shared amenity space beyond the rear boundary this is not such to warrant a refusal here. Parking provision is also available for the future occupiers.

Noise Attenuation

Due to the proximity of the highway to the front of the site Environmental Health requested that a noise assessment be carried out to establish suitable measures integrate into the construction and design of the proposed dwelling to protect future residents from the impact of noise in terms of residential amenity. The applicant's agent has requested that this requirement be attached as a condition to ensure that such an assessment be carried out prior to commencement of works. Environmental Health has agreed to this.

Highway Safety and Parking

The Highway Authority has made comments as set out above. They have no objection to the proposal. There are three parking spaces to the front of the building and provided that one is used for the proposed dwelling this is considered acceptable. A condition will be attached to ensure that this is the case and that cycle parking is provided. In addition this condition includes the requirement for an active charging point for an electric vehicle.

Flood Risk

Due to the location of the site within Flood Zone 2 and 3 the Environment Agency originally objected to the proposal due there being no Flood Risk Assessment submitted with the application. This has subsequently been submitted and the EA have withdrawn their objection. Their comments are set out above. They have advised that sleeping accommodation shall be at first floor only, (a condition is attached below) the details set out in the FRA are also conditioned.

There was also the requirement for additional details in terms of surface water drainage. The applicant's agent has advised that the existing building drains into two

downpipes and advises that if an existing surface water drainage system is not found on site a soakaway will be provided.

Other Matters

A condition is also attached to require PV units to be installed to the flat roof, this has been agreed by the agent with details to be submitted and approved prior to commencement of works.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Removal of P.D
4. Materials to match existing
5. 1 parking space required for proposed dwelling and cycle storage, with active charging for EV.
6. The balcony screen hereby permitted shall remain at all times to a height of 1.8 metres above finished floor level of the balcony hereby permitted. Shall remain in place at all times.
7. No additional windows on the east or west elevation of the building.
8. No sleeping accommodation at ground floor and details of FRA.
9. Noise assessment to be submitted prior to commencement of works.
10. Hours of work
11. Construction Management plan
12. Prior to commencement of works details of PV to be installed to the rear flat roof shall be submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such details and the PV shall remain in place and be maintained at all times.

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

1. Proactive with amendments
2. Southern Water

Case Officer: Hannah Barker Date: 17th May 2020

Authorised by: Peter Barnett Date: 18 May 2020