Development Management – Delegated Officer Report

Application Number: AWDM/0055/23 Recommendation: APPROVE

Site: 10 Grinstead Lane, Lancing, West Sussex

Proposal: Demolition of existing bungalow and garage and construction of semi-detached pair of three bedroom houses with associated cycle stores and parking. (Revision to planning permission AWDM/0560/19). Application to vary Condition 1 (Approved Plans) and 3 (materials) Repositioning of proposed dwellings 600mm further back into the site. Omission of garage. Revision to internal ground floor layout. Use of coloured cladding to front elevation.

Date of Site Visit: Visited when considering the original application, photos taken on original site visit.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is on the west side of Grinstead Lane near to the Lancing Manor roundabout. It is a generous site for a single dwelling, 19 metres in width and 36 metres deep. Originally occupied by a modest bungalow to the north side of the plot and a garage to the southern side. There are various dwelling types within close proximity to the site with both bungalows and two storey dwellings. To the north of the site is a pair of semi detached dwellings, traditional in style. To the south are bungalows of varying styles and scales.

Consent was granted under AWDM/0560/19 for the demolition of the existing bungalow and construction of a pair of semi detached three bedroom houses with integral garages. Since this time a revision was permitted under AWDM/1836/19 to allow for wider kitchens and a decrease in the width of the garages. The depth of the building at ground floor was also increased to infill the section that was stepped in on the original consent and a small increase in depth at first floor. This consent and further consent under AWDM/1756/22 allowed conditions to be discharged in relation to noise, surface water, cycle storage, hard and soft landscaping, materials and construction management plan.

The currency application seeks amendments to AWDM/0560/19 the original consent. Amended plans have been received which show the proposals to extend the first floor further to the rear removed, as officers considered that this would have a residential amenity impact. The amended plans show the ground floor set back into

the site, the garages removed and the space becoming a study. Grey cladding is proposed to the front elevation.

Consultations:

West Sussex County Council: The Highways Authority: -

From inspection of the amended plans, the proposals include minor internal and external changes to the layout of the proposed dwellings, with the notable change being the omission of the garages and replacement with studies. Whilst the proposals represent a reduction in parking provision, the proposed driveways are suitably sized to accommodate two parking spaces each, which is considered a sufficient amount for dwellings of this size and location. All other aspects of the proposed amendments appear not too dissimilar than what was permitted for application AWDM/0560/19 from a highway safety point of view, and consequently no concerns are raised to the proposed changes.

In summary, 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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved) 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. Reason: To provide car-parking space for the use Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Southern Water: - The revised drawing showing the soakaways being repositioned to the rear garden would be satisfactory to Southern Water, Southern Water has no objection to the variation of condition 1 comments in our response dated 16/12/19 remain unchanged and valid. This gave standard advice with regards to connection to public sewer.

Adur and Worthing Councils: PSH - No objections

Environmental Health: - No objections

Lancing Parish Council: - No objections

Representations: - No representations received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the area and highway matters.

Visual amenity

The building design remains generally the same as previously approved. Traditional in style with the use of render and the grey cladding. As previously stated, "The proposed development as amended will give rise to an appropriately scaled development which is in keeping in form and scale with other properties within the vicinity of the site and which will not be unduly dominant within the street scene." This remains the case. Also as previously stated parking is to the front of the property as originally permitted and this is in keeping with the pattern of the surrounding dwellings. The loss of the garages does not impact upon this character.

Residential amenity

The revised plans show the buildings set back into the site at ground floor only as the first floor changes were removed from the plans. The buildings will project further to the rear into the site than the rear of the neighbouring detached properties to the north and south. However there is spacing between the properties and at single storey only this impact would not be such to warrant a refusal, the relationship with the first floor and the adjacent dwellings to the rear remain as previously approved. The changes to materials and loss of garages will not impact upon local residents.

Highways and Parking

The loss of garages will have no adverse impact in this case in terms of highway and parking. It is unlikely the garages would have been used for parking of cars and cycle parking is shown on the approved plans. Off street parking provision is to the front of the dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as detailed on the approved plans to include grey cladding.
4. Hours of work
5. Road noise details as approved.
6. Hard and soft landscaping as approved.
7. Parking and access
8. Surface water as approved.
9. Obscure glazing
10. CMP as approved.
11. No additional openings on side elevation.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Street naming
3. Highway licence
4. Sewer connection
5. Sewer on site
6. Demolition notice

Case Officer: Hannah Barker Date: 15th May 2023

Authorised by: Peter Barnett Date: 15 May 2023