Development Management – Delegated Officer Report

Application Number: AWDM/0255/23 Recommendation: Approve

Site: Land North Of 1 To 28 The Haven, Brighton Road, Lancing

Proposal: Construction of 7no. 3 bed dwellings within a terrace of 2 storey buildings with accommodation in the roof space and 14no. parking spaces, 20no. cycle spaces and associated works including landscaping. Application to vary condition No.1 (Approved plans) of AWDM/0384/22. Amendments: For all residential units - Repositioning of Bathroom on 1st Floor Plan. First Floor Front Bathroom window to be Opaque Glazed with First Floor Rear Elevation Study window to be larger and match the Adjacent Bedroom window size with minor position amendment of windows to align and balance the elevation appearance

Date of Site Visit: Seen previously

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

This application relates to two areas of open space fronting the A259 Brighton Road, separated by an existing vehicular access and driveway serving The Haven.

Planning permission was granted under AWDM/0384/22 for 7no. two storey 3 bed terraced dwellings with accommodation within the roofspace served by small rear dormers and rooflights. That permission followed an earlier approval, granted on appeal, for 9 flats (AWDM/0063/20).

This application seeks approval for a minor material amendment to the approved plans.

At 1st Floor the position of the bathroom and study is to be swapped, moving the bathroom to the front and the study to the rear. The size of the study window is to be made slightly larger to match the adjacent bedroom window size with a minor position amendment of windows to align and balance the elevation appearance.

The study window is proposed to be clear glazed, as opposed to the bathroom window in the approved plans which is obscure glazed.

Planning History:

As above plus

AWDM/0079/23 – NMA for various changes - approved

Consultations:

Lancing Parish Council: It was resolved that previous objections still stand.

Representations

9 objections received from occupiers of 1, 4, 10, 25, 27 The Haven, 19 Kings Court and 108 Penhill Road plus petition signed by 35 residents of Kings Court:

- Application lacks detail.
- 12 parking spaces marked instead of 14 as stated
- Parking area is too close to Block 1 to mitigate against noise/pollution disturbance
- No soft landscaping is indicated to absorb noise
- Study windows will look straight into bedrooms in Blocks 3 and 4
- Gardens on south side of houses would cause noise
- Drainage concerns
- Out of character
- Increased traffic
- Overlooking
- Increased traffic congestion, air pollution and reduced quality of life

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 3, 15, 18, 19, 20, 21, 22, 28, 30, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
Planning Contributions for Infrastructure Provision (ADC 2013)
Lancing Vision 2012
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

The principle of this development was established when the appeal was allowed. As such, the merits of the various aspects of the development have been fully discussed

in the earlier applications. This report intends to concentrate on the changes proposed in this application only.

The main consideration is the impact that swapping 7no. obscure glazed bathroom windows with 7no. clear glazed and larger study windows will have on the residents of The Haven. In total there will now be 14no. clear glazed first floor rear windows plus 5no. clear glazed rear dormers.

Space between the buildings at upper floor level generally meets the requirements of DM Standard No.1, where 28m separation is required between three storey buildings. A dormer at the western end of the terrace does fall short of the 28m distance but is shown as being part obscure glazed (below 1.7m) to protect privacy.

The Inspector considered that:

"*The new building would not be so close as to be overbearing and the separation distances would be such that adequate levels of privacy could be maintained. The Council does not contest the submitted Daylight and Sunlight Assessment which concludes that the proposal would have an acceptable relationship with The Haven. I am mindful that the living rooms would continue to enjoy an open aspect towards the sea*."

The same conclusion can be reached here, even with the changes to the window arrangement.

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. Standard time limit
3. Construction Management Plan
4. Foul water drainage
5. Surface water drainage
6. Surface water maintenance
7. External materials
8. Boundary treatment
9. Cycle parking
10. Vehicular access
11. Visibility splays
12. Vehicle parking and turning
13. Electric vehicle charging spaces
14. Refuse storage

15. Obscure glazing
16. Water efficiency and sustainability
17. Acoustic protection
18. Drainage as built drawings
19. Landscaping
20. Removal of PD

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

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: 29 March 2023

Authorised by: Gary Peck Date: 29 March 2023