Development Control – Delegated Officer Report

Application Number: AWDM/1591/13 Recommendation – APPROVE

Site: Land West Of 212 Brighton Road Lancing West Sussex

Proposal: Variation to Condition 2 of AWDM/0761/13 for revisions to external elevations and minor changes to internal layouts

Date of site visit: 7 Aug 2013 (AWDM/0761/13)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site currently comprises an area of hard-standing and garden land within the curtilage of 212 Brighton Road, a detached 2-storey house with distinctive part-timbered front gable feature and decorative bay window, occupying a wider than average plot on the south side of Brighton Road backing on to the Widewater Lagoon. The dwelling straddles the secondary sea defence embankment and has been enlarged by rooms in the roof to appear as 2-storeys when viewed from Widewater.

The adjoining property to the west, No.210, comprises one half of a semi-detached pair of 3-storey houses dating from the early 1990s. The pair is asymmetrical in appearance with the second-floor accommodation within a mansard-type roof. No.212 adjoins the site to the east.

Permission was granted under AWDM/0761/13 to erect a pair of 4-bedroom dwellings on three floors built into the embankment (appearing as 2-storey dwellings from the south) with 2 parking spaces per dwelling.

The scale, footprint and massing of the proposed dwellings is fundamentally as approved under AWDM/0761/13. The proposed alterations arise from a desire by the developer to achieve a more contemporary design approach that will enhance the character of the surrounding environment. The key changes are:-

- Angle of roof pitched (on front gable and part-hipped side walls) increased from 45º to 48º;
- Eaves height part-hipped side walls marginally lowered;
- Design of front gable to be full gable rather than half-hipped;
- Alterations to internal layout to reduce number of bedrooms from 3 /4 to 3 and inclusion of en-suite within Bedroom 1;
- Alterations to fenestration to front, sides and rear;
- Alterations to materials: Polyester-coated aluminium windows (in place of uPVC), re-constituted slate roof (in place of tiles), external walls in fair face brickwork and sweet chestnut splayed-edge cladding (in place of monocouche render, face brickwork and weatherboarding);

- Glazed canopy porch in place of tiled mono-pitch porch;
- Form of 2-storey rear element amended to be flat roofed and encompassing enclosed balcony with louvred side screens at upper level (in place of part pitched roof and attached metal or timber-framed balcony structure with glazed privacy screens).

The site is located within Flood Zone 3(a).

Consultations:

Lancing Parish Council: No Objection.

Representations: None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH2, AH5 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)
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2010)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of 2 dwellings with parking on this site has been established under AWDM/0761/13. The approved layout showed a living/kitchen/dining area and bed/study on the first-floor. As amended the first-floor plan now shows a larger open plan kitchen/dining/living area. However, there is no policy implication arising from the omission the bed/study to provide 3-bedroom units (instead of 3/4 bedroom units).

The parking layout providing each dwelling with 2 parking spaces is unaltered, as are the floor levels (above AOD). The relevant considerations are the effects of the proposed alterations on the residential and visual amenities of the locality.

Visual amenity

The alterations to the design and alterations largely reflect the developer's desire to pursue a more contemporary design approach. The surrounding area has been undergoing a period of transition over the last 20 years or so with many of the sites built onto the secondary sea defence along this stretch of road having been redeveloped in this time, to varying degrees of success

and comprising a mix of traditional and more contemporary design approaches. Many of the remaining older style dwellings have been unsympathetically extended by large and poorly proportioned additions. Importantly in this case, the composition retains a 2-storey eaves height fronting Brighton Road which is considered key to the successful integration of the development within the streetscene.

The proposed full front gable will be a visually prominent feature in views along Brighton Road but has some semblance of the distinctive gabled element of the adjoining dwelling at No.212 to the east. Other changes to the proposed detailed design such as the corner windows – a characteristic feature of the older buildings which made up this part of Brighton Road – and the omission of the 'heavy' lean-to porch with a lightweight canopy entrance are welcomed, as are the aluminium framed windows in place of uPVC.

The most obvious visual change will be at the rear (south) with the 2-storey flat-roofed element having a distinctly more contemporary appearance than the approved scheme, but is not considered unacceptable because of this.

Residential amenity

The side elevations incorporate more glazing which help to 'break up' the large expanse of the brickwork. These are shown as obscure-glazed, serving stairwells (on each floor) and would not result in unacceptable overlooking of the neighbouring dwellings.

The larger 'bulk' of the proposed 2-storey rear element is set 1.6m in from the outer side walls (compared to 1m as approved) and would not significantly worsen the physical impact of the development on the neighbouring dwellings in terms of overbearing effect and loss of daylight. An additional rooflight window is shown on the rear (roof slope) serving the en-suite but would have no significant implications for neighbours.

Other issues

The Highway contribution will need to be secured by a DOV to the S106 Obligation completed under AWDM/0761/13.

Recommendation

SUBJECT TO THE PRIOR COMPETION OF A DEED OF VARIATION TO THE UNILATERAL UNDERTAKING (S106) COMPLETED UNDER AWDM/0761/13 TO SECURE A FINANCIAL CONTRIUBTION OF £4,200 TOWARDS SUSTAINABLE TRANSPORT MEASURES (TAD), APPROVE for the reason:-

The proposed development would make an efficient use of this site, and would help meet a need for additional housing within a sustainable location within the built-up area. The scale and massing of the proposed dwellings would be in-keeping with the character of other recent development in this part of Brighton Road. The proposed layout would provide an adequate standard of accommodation for future occupiers albeit the rear garden areas are below the minimum standard set out in the Council's Standard. The

proposed development can take place without unacceptable impact on the amenities of adjoining residential occupiers and without detraction from highway safety. It therefore does not conflict with saved policies AG1 and AH2 of the Adur District Local Plan and the NPPF.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Unless otherwise approved by condition 3 of AWDM/0761/13, agree and boundary treatment and implement
4. Unless otherwise approved by condition 4 of AWDM/0761/13, agree schedule and samples of materials and external finishes/colours to external walls, roofs, windows, doors, balcony and implement.
5. Unless otherwise approved by condition 5 of AWDM/0761/13 agree privacy screen to balcony and implement
6. Finished floor level of habitable accommodation at 4.9 AOD.
7. Remove 'permitted development' rights for extensions and external alterations
8. Glazing in side elevations to be obscure glazed
9. Existing garden outbuilding on the site to be demolished prior to first occupation
10. Unless approved under condition of 10 of AWDM/0761/13 agree hard and soft landscaping scheme
11. Hours of construction
12. Unless otherwise agreed by condition 12 of AWDM/0761/13 agree surface water drainage scheme and implement
13. Provide vehicle access with 2.4m x 43m vehicular visibility splay
14. Provide pedestrian visibility splay
15. Provide parking and cycle parking
16. Close existing access and reinstate kerb
17. Unless otherwise approved by condition 17 of AWDM/0761/13 agree Construction Method Statement (including dust suppression scheme) and implement

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.

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

Case Officer: Jo Morin Date: 10 Feb 2014

Authorised by: Gary Peck Date: 11 February 2014