Development Management – Delegated Officer Report

Application Number: AWDM/1070/23 Recommendation – Approve

Site: 106 Brighton Road, Lancing

Proposal: Demolition of two existing properties of converted self-contained flats. Erection of 4 storey terrace of five dwellings (3no. 4 bedroom and 2 no. 3 bedroom) with balconies, roof terraces and integral garages Application to vary Conditions 1: Approved plans and 11: Landscaping of approved AWDM/0314/23 Amendments: change to landscaping to rear gardens to include plunge pool and outdoor covered BBQ area; removal of walk-on rooflights and change to internal layout on lower ground floor. Application to remove/approve condition number(s): 04., 05., 06., 07., 11., 12. of approved AWDM/0314/23

Neighbours checked: Y

Additional neighbour notifications: N

Site Visit: Visited in connection with AWDM/1541/20

Proposal, Site and Surroundings

This application relates to a pair of two and a half storey timber framed houses on the south side of Brighton Road which back onto the Widewater lagoon. Planning permission was granted in 2021 for the demolition of the existing houses and their replacement with a terrace of 5 dwellings each over 4 floors with the central 3 houses having 4 bedrooms and the end two having three bedrooms. The houses would have rear balconies with the outside two houses each having a small roof terrace also (AWDM/1541/20).

This was amended earlier this year by AWDM/0314/23 which increased the height of the dwelling houses by 0.5m and made various other minor design changes.

This application proposes further amendments, namely:

1. Change to landscaping proposals to rear gardens to each include a plunge pool and outdoor kitchen
2. Change to labelling of rear rooms at lower ground floor from gym/cinema room to utility / store room.
3. Removal of walk-on roof lights to shower room and utility / store room.

In detail, the introduction of 1.4m deep plunge pools in each rear garden has led to changes to the garden terraces with the previously approved garden-wide steps replaced with narrower steps running to the side of the pools. The pools will be

accessed from the upper terrace with a lower terrace at the end of each plot to replace the previously approved lawn. A planted bed is proposed for each lower terrace. New side boundary walls 1.8-2m high are proposed to the rear garden. A covered BBQ area is proposed on the upper terrace.

The lower ground floor area now contains a utility/store rather than cinema/gym.

The walk-on roof lights previously proposed over the now proposed utility and shower rooms have been removed.

In addition, the following information has also been provided to vary or remove conditions listed in planning permission AWDM/0314/23:

Condition 04. Details of the proposed surface water drainage scheme, accompanied by winter ground water monitoring results
Condition 05. Surface water maintenance and management manual
Condition 06. Measures to be taken to protect the public sewers
Condition 07. Details of acoustic glazing and MVHR system.
Condition 11. Details of hard and soft landscaping
Condition 12: Boundary treatments

Relevant Planning History

AWDM/1541/20 - Demolition of two existing properties of converted self-contained flats. Erection of 4 storey terrace of five dwellings (3no. 4 bedroom and 2 no. 3 bedroom) with balconies, roof terraces and integral garages

AWDM/0343/23 - Demolition of two existing properties of converted self-contained flats. Erection of 4 storey terrace of five dwellings (3no. 4 bedroom and 2 no. 3 bedroom) with balconies, roof terraces and integral garages Application to vary Conditions 1: Approved plans, 8: Construction Management Plan, 10: Schedule of materials and finishes and 11: Landscaping of approved AWDM/1541/20. Amendments: Increase in height of dwellings by 0.5m; addition of piers to front elevation ; addition of solar panels to flat roofs; addition of air source heat pumps and solar shading

Consultations

West Sussex County Council: The **Highway Authority** has no comment as the application is not related to highway or transport matters

Adur & Worthing Councils: The **Environmental Health** officer has no objection on PSH grounds.

Public Health: No objection.

Drainage: Happy for this condition to be approved

Southern Water: Southern Water has no objections to discharge condition 06 relating to public sewer protection.

The public sewer should be protected strictly in accordance with the details and conditions approved during this Build Over Public Sewers application process. Any changes to the approved line or depth of foundations, or adding additional loads, shall be considered as an amendment to the agreement and shall be consulted with Southern Water.

The Council's technical staff and the relevant authority for land drainage consent should be consulted regarding the removal of conditions 04 and 05 relating to surface water disposal

Lancing Parish Council: No comments received

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 9, 15, 18, 19, 20, 31, 34, 35 and 36 including '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)
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 changes to the rear garden are considered to be acceptable in visual and residential amenity terms. Changes to the garden levels/terracing are proposed but the proposed boundary walls should maintain privacy between properties. The other changes are internal and do not affect the overall standard of development or its effect on neighbours.

Approval of Conditions

<u>Condition 04. Details of the proposed surface water drainage scheme, accompanied by winter ground water monitoring results</u>

Details have been submitted and approved

<u>Condition 05. Surface water maintenance and management manual</u>

Details have been submitted and approved

Condition 06. Measures to be taken to protect the public sewers

Southern Water has advised that they have no objection as the Build Over agreement has been completed.

Condition 07. Details of acoustic glazing and MVHR system.
Acoustic glazing is proposed and details of the MVHR system have been submitted. The EHO is happy with the details.

Condition 11. Details of hard and soft landscaping

Landscaping details have been submitted, which include planters to the front and rear. There is no grassed lawn area to be provided.

While limited, it is considered to be acceptable in the context of other development in the area where there is little or no landscaping to the front.

Condition 12: Boundary treatments

Masonry boundary walls are proposed to be rendered and painted white. A low wall with glazing is proposed for the rear boundary with the lagoon.

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. In accordance with FRA
4. Surface water drainage as approved
5. Surface water drainage maintenance as approved
6. Public sewer protection as approved
7. Constructed in accordance with Acoustic report
8. Construction management plan to be adhered to throughout development
9. Parking/Access/EV's constructed prior to first occupation
10. Materials as specified
11. Landscaping to be planted during first planting season following completion
12. Boundary treatment as approved
13. Brise soleil details prior to occupation
14. PD restricted
15. No side windows
16. Hours of construction
17. No extension of terrace or use of front flat roof as terrace

Informative

1. 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. This site is adjacent to a Local Nature Reserve and, as such, any building works should avoid dumping waste materials/liquids into the lagoon that would result in the lagoon being polluted, in accordance with the provisions of The Environmental Protection Act 1990 Sections 34, 35 and 59, 'fly tipping' (illegally dumping).

2. SW sewer License
3. Highway License
4. Herring gulls are nesting on the roof of No.104 currently. Demolition should not take place in the breeding season.

Is recommendation contrary to any representations? Y

Case Officer signed: Peter Barnett Date: 1 November 2023

Authorised and signed by: Gary Peck Date: 1 November 2023