Expiry Date – 6/9, open ppa agreed.

Development Control – Delegated Officer Report

Application Number: AWDM/0979/18 Recommendation – Grant

Site: 243 Brighton Road, Lancing

Proposal: Two-storey side extension to east elevation, ground and first floor rear extensions to north elevation, re-roofing and replacement dormer and clad part of side elevations and replace existing front balcony and overhang on south elevation with vertical timber boarding.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14/8

Site and Surroundings

This application relates to a dilapidated and unoccupied chalet style bungalow on the north side of Brighton Road. The bungalow has a driveway and gate on its east side which leads round to the rear garden. A mobile caravan is parked in the rear garden, on a temporary basis, for the applicant's occupation. As built the bungalow has side dormers. An original canopied front balcony and side garage have been removed.

Brighton Road is a busy A road with residential properties on both sides. No. 241, to the west is a similar chalet bungalow with side lean to structure, garage and dormer on its east side adjacent to the site. No. 245, to the west is a more modest bungalow with a driveway and rear garage closest to the site. Between the two is access to a Southern Water pumping station at the rear of the site.

The site is not in a conservation area and is not listed. There are no protected trees on the site. The site is within Flood Zone 3.

Proposal

Planning permission is sought to add a curved and flat roofed two storey side extension to this house which extends around the rear first floor of the bungalow also. A ground floor rear extension is also proposed. Additionally it is proposed to reinstate the front first floor balcony with a glass balustrade and timber canopy.

Relevant Planning History

L/182/68 – Vehicle access. Granted.

Consultations

Southern Water

Thank you for your letter of 19/07/2018.

Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructurecharges.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a proposed pumping station site.

Southern Water requires existing access arrangements to public pumping stations to be maintained 24 hours/7 days a week. It should be noted in this regard that Southern Water operates a closed gate policy for maintenance work for Health and Safety reasons.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Technical Services:

Thank you for the opportunity to comment on this application, the application form is incorrect the site lies in flood zone 3, however a FRA has been provided. There is a foul sewer running down the side of the property on which the extension is proposed.

Surface water flooding and high ground water levels are recorded in the vicinity; the extent to which this property may suffer is unknown.

Looking at the Design / Access statement there appears to be a lot of paving proposed, this MUST be permeable, or be laid such that all runoff can be directed to a soakaway.

It appears that full height glazing is proposed, sliding doors etc., this may be aesthetically desirable, but the applicant needs to be aware of the possible flood depths.

I think that there is an error in the location statement Section 4; the extension cannot be 800m from the eastern boundary

The proposed ground floor accommodation is an improvement on the existing in that the ground floor bedroom is removed a change which should reduce any concerns from the EA.

I can find no details of floor levels in the documents, which would suggest that floor levels will match existing as would be expected. Providing the first floor levels are adequate, i.e. above modelled flood levels, this will reduce EA concerns.

The applicant needs to decide if the paving to the drive and patio is to be porous or not, after which he will be able to calculate runoff volumes, and estimate the size of soakaway required. He will then be able to ascertain if there is room on the plot to site the soakaway. After which an infiltration test will confirm if a soakaway is feasible or not.

So providing the EA are content that there are no bedrooms below flood levels, and given their approval I think that the applicant just needs to ensure that there is room for the soakaway, and then undertake the usual soakage test, which can be conditional before work commences on site.

Subsequent comments:

Soakaway calculations and drawing received 7/11/18 acceptable. Approval conditional on installation acceptable

Environment Agency: *Thank you for consulting the Environment Agency. However in line with the External Consultation Checklist we will not provide any response to applications that fall outside of the checklist and this applications falls outside of it. Therefore we have no comments to make.*

Environmental Health: '*The existing pumping station is part of the character of the area and we have no records of ever receiving any complaints regarding noise or vibration from the facility. Therefore there are no EH objections to the application.'*

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2, 15 and 36 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity. Impacts on flooding and Southern Water's infrastructure are also of importance. As are future occupiers' living conditions.

Neighbour impact.

No. 245, to the east is a simple bungalow. It is separated from the site by a 1.8 metre wide Southern Water access to a pumping station at the rear of the site. It then has its own driveway and rear garage closest to the site. No. 245 has three obscurely glazed side windows. The two nearest Brighton Road are secondary windows to a front living room. The rear most window is a secondary bedroom window.

The proposed side extension is set 800mm off the site's eastern boundary. This will leave approximately 5 metres to the secondary side windows at No. 245. As a consequence it is not considered that significant light will be lost to the side of No. 245 and nor will the extension be overbearing to occupiers.

No. 241 to the west has a garage and rear lean to utility/store closest to the boundary. The rear walls currently line through. It has a bathroom dormer in the roofslope facing the site.

The two storey side extension is well away from the boundary of 245. The wrap around flat roofed first floor rear extension will not extend beyond the main rear wall of 245. Consequently it will not be harmful to neighbour amenity. These chalet bungalows already have first floor rear windows so overlooking of rear gardens already occurs. The additional first floor accommodation is no nearer the rear garden boundary.

The ground floor extension is 3 metres deep and 3.05 metres tall to flat roof. It extends off the original rear wall and will not cause any significant harm to either neighbour.

Design

This part of Brighton Road is characterised by houses of many different designs. There are flat roofed houses on the south side of the road further east. The proposed flat

roofed side extension with no windows on its south or east elevations would be a striking and bold addition to the streetscene which would uplift the appearance of this house and this part of the streetscene. It is set back from the front of the property by 4.3 metres thus ensuring the design and proportions of the original chalet remain evident. The flat roofed wraparound element at the rear will not be visible from the street as it does not extend the full width. On the west side the roof of the rear extension follows the hipped roof of the original roof resulting in the flat roof addition not being visible on approach from the west. It will be visible from the east but seen in its fullest form it is designed to be a contrasting modern addition to the original property.

The flat roofed ground floor rear extension is typical of rear extensions added under permitted development.

The front canopy is to be reinstated to reflect the original design, as at No. 241. It is to be to the original depth and no closer to the pavement than the garage at 241. The intended materials are to be different. It is shown to be enclosed in open vertical timber slats behind a 1100mm high glazed front screen. This is a modern interpretation of the original balcony and an acceptable addition to this refurbished house.

Otherwise the house and extension are to be rendered and white painted. New dark coloured powder coated windows are proposed in contrast. The ground floor rear extension is proposed in a black brick, again to contrast with the painted render. The roof is to be replaced with slate. These are all considered to be acceptable materials.

Drainage/Flood Risk

The site is in flood risk Zone 3. The extension enables all bedroom accommodation to be positioned at first floor level, unlike at present. This is an improvement in terms of potential flood risk to future occupiers. The applicant is aware of the flood risk and understands that the use of full length windows/doors may have implications for flood risk.

The Council's drainage engineer advises that surface water flooding and high ground water levels are recorded in the vicinity; the extent to which this property may suffer is unknown though. He is concerned at the apparent extent of hard surface to be created. The surface water soakaway details submitted on 7/11/18 are acceptable to him and he will accept a condition that these details are implemented prior to first occupation

Having originally objected to the application on the grounds that development is within 3 metres of a sewer Southern Water revised their comments following a site inspection. Their infrastructure can be avoided it would appear.

Living conditions

Southern Water do not wish to see habitable accommodation added to this property within 15 metres of the boundary with the pumping station at the rear. The existing house is within 11 metres already. No first floor accommodation is to be nearer than existing accommodation. The ground floor extension will be 3 metres closer to the boundary and will accommodate a kitchen/dining/family room. This extension can be added under permitted development. Environmental Health do not object to the

application. They are not aware of any complaints regarding noise, odour or vibration from this long established pumping station.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as specified
4. Surface water soakaway installed prior to first occupation
5. No new windows east side
6. Staircase dormer glazing obscure
7. Details of hard surfacing

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.

2. Surface Water sewer connection.
3. Sewer maybe on site.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 8/11/18
Authorised and signed by:	Peter Barnett	Date: 9 November 2018