Development Management - Delegated Officer Report

Application Number: AWDM/1203/16 Recommendation – Approve

Site: **267 Brighton Road, Lancing**

Proposal: **Demolition of existing bungalow and construction of 2 storey dwelling with first floor balcony at front. Amendment to approved application AWDM/1361/15 for layout, external fire escape stairs and redesigned windows and doors and rooflights to front roofslo**

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the site of a former detached bungalow on the north side of Brighton Road. It sits between a 2 storey dwelling to the west and a larger 2.5 storey dwelling to the east. There are bungalows to the rear in West Way.

Permission was granted to demolish the bungalow and construct a 2 storey replacement dwelling in December 2015 (AWDM/1361/15). Work is well underway.

This application seeks approval for several amendments comprising the provision of external steel fire escape stairs to the east side of the building to facilitate emergency escape from the loft room. Four rooflights are also proposed for the front roofslope. Other minor amendments include alterations to the windows and doors with two pairs of French doors serving the front balcony replaced with a single central pair of French doors.

Relevant site history

As above.

Consultations

West Sussex County Council: The **Highway Officer** previously had no objection subject to conditions

Adur & Worthing Councils: The **Engineer** previously commented that the site lies within flood zone 2 and 3 appears to be unaffected by surface water flooding, and has no history of flooding.

The applicant has not indicated how he intends to dispose of surface water. However there is a surface water sewer shown on SWS maps within the footpath to which he may get approval to connect. Should SWS decline a

request then the only other option is soakaways but looking at the drawings there appears to be insufficient room to locate a soakaway.

The application requires a flood risk Assessment, as it lies in flood zone three, but the 3 storey structure would be appropriate should approval be given.

At this point it is hard to comment further as drainage proposals are not clear.

Environment Agency: Previous comments stated that they had no objection subject to condition requiring development to be carried out in accordance with the approved FRA

Southern Water: Applicant is advised to contact Southern Water

Lancing Parish Council: No objections

Representations

Original Plans – 1 letter of objection received from the occupier of 265 Brighton Road:

- Work has already been carried out to a large extent
- Concerned that alterations will lead to property being let out

Applicant has responded to confirm that the alterations have not resulted in additional bedrooms. Fire escape is required under Building Regulations as applicant wishes to have an open plan layout rather than fire doors internally. Objector should not make assumptions on future use of property.

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 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)
National Planning Policy Framework (March 2012)

Planning Assessment

Visual amenity

The alterations to the windows and doors and the provision of front rooflights are not considered to result in visual harm. The proposed escape stairs are to be constructed of steel and will run up to a new door on the east side of the building within the gabled end. The platform will be 5.4m above the ground. The stairs will project forward of the building by 2.5m (but only 1m beyond the line of the front balcony). The bottom of the stairs will be approximately 3m from the front boundary.

External fire escape stairs are not common features in the street and the height and forward projection of the stairs will result in them having a degree of prominence in the street scene. However, from the east, the stairs will be

screened by the forward position of the neighbouring property (269). On balance, it is not considered that they will result in serious harm to the visual amenities of the locality.

Residential amenity

The stairs have the potential to cause overlooking if used regularly for access. It is therefore proposed to impose a condition restricting their use to emergencies only.

The proposed rooflights face the street and will not result in any loss of privacy.

Accessibility and parking

The approved arrangements are unchanged.

Flood Risk

The previously proposed arrangements are unchanged.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Remove PD rights
5. To be carried out in accordance with mitigation measures in section 4 of the FRA
6. Surface water drainage details to be approved
7. Hardstanding to be permeable
8. Gate to be inward opening
9. Car parking and turning to be provided
10. Cycle parking to be provided
11. Hours of working
12. Fire escape to be used only as a means of escape during emergencies and for no other purpose, including general access

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

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. Contact Southern Water

Case Officer: Peter Barnett Date: 6 September 2016

Authorised by: Gary Peck Date: 6 September 2016