Development Management - Delegated Officer Report

Application Number: AWDM/0804/24 Recommendation – Approve

Site: The Beach Hideaway, 44A Brighton Road, Lancing

Proposal: Reorientation and alteration of an approved 2 bedroom dwelling (amendment to planning permission reference AWDM/1394/21). Application to Vary Condition No. 1 (Drawings); Amendment: Width of crossover to be increased to 7.85m to serve two properties

Date of site visit: Visited many times over course of several applications

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted in 2021 for a 2 bedroom dwelling in the front garden of No.44 together with car parking, external garden space and new boundary treatment (AWDM/1394/21). The permission was then amended by AWDM/0836/22 which rotated the building 90 degrees.

This application seeks to amend the access details by increasing the width of the crossover to 7.85m as it will serve two properties, Nos 44 and the newly constructed 44A. As approved the access is shown as 6.4m wide.

Relevant Planning History

AWDM/1394/21 - Erection of a 2 bedroom dwelling in front garden, together with associated landscaping and parking - approved

AWDM/0836/22 - Reorientation and alteration of an approved 2 bedroom dwelling (amendment to planning permission reference AWDM/1394/21) - approved.

AWDM/1178/23 - Approval of Details Reserved by Conditions 4 (noise protection), 10 (materials) and 14 (landscaping) of Application AWDM/0836/22 - under consideration

AWDM/0936/23 - Reorientation and alteration of an approved 2 bedroom dwelling (amendment to planning permission reference AWDM/1394/21). Application to Vary Condition No. 1 (Drawings); Amendment to the size of the existing drop kerb so it coincides with the amended driveway plan, Length of existing crossover to be increased - approved

Consultations

West Sussex County Council: Highways: WSCC in its role as Local Highway Authority (LHA) previously provided comments on this application,

dated 02/07/2024, suggesting a modification to the plans to ensure it accorded with Area Office Guidance. I have since liaised with the WSCC Senior Highway Steward for the Adur & Worthing Area, and they have advised that they would accept the proposals for the widened access for this application in this location.

The applicant is therefore advised that if planning permission is granted by the LPA, they will need to apply for a licence from WSCC to undertake the works, and the access would need to be constructed to a specification agreed with the local Highway Area Engineer.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal

Lancing Parish Council: Support

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 3, 15, 18, 20, 22, 28, 30, 34, 34, 36

'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'

Sustainable Energy SPD (August 2019)

WSCC Guidance on Parking at New Developments (Sept 2020).

Technical Housing Standards – nationally described space standard (DCLG 2015)

National Planning Policy Framework (July 2021)

Planning Assessment

The extension of the access width is acceptable in visual amenity, residential amenity and highway safety terms. It is a minor increase to enable the access to be sufficiently wide enough for two properties and has no significant impact on the overall appearance of the development or the street scene.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Drainage
3. Noise protection
4. Hours of construction
5. Car parking
6. Cycle parking
7. EV charging spaces
8. CMP
9. Materials
10. Sustainability and Biodiversity
11. Removal of PD
12. Landscaping

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

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.

Highway licence

Case Officer: Peter Barnett Date: 2 August 2024

Authorised by: Jo Morin Date: 02.08.2024