Development Management - Delegated Officer Report

Application Number: AWDM/2019/20 Recommendation – Approve

Site: 9 Sandown Road, Southwick

Proposal: Variation of Condition 1 of AWDM/1726/16 to retain brick wall in place of post and rail fence to south side of scout hall; wall and railings to front of house and timber shed for bikes and bins to north side of 9 Sandown Road

Date of site visit: 11 November 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a new dwelling and new scout hall in Sandown Road in 2017. The application seeks approval for a number of amendments to the approved plans which have come to light as a result of a potential sale of the property.

The amendments are:

- A brick wall has been constructed in place of the approved post and rail fence to the south side of scout hall.
- A wall of brick and railings has been built to the front of the house.
- A timber shed has been erected for bikes and bins on the north side of the house.

It is also noted that the parking area has been reduced by the erection of a fence across the driveway, resulting in only 1 parking space rather than 2. The applicant's agent has advised that it is to be removed and does not form part of this application.

Relevant Planning History

AWDM/1726/16 - Demolition of existing buildings and subdivision of plot with new detached scout hall and separate detached house with access from Sandown Road – approved

AWDM/0718/17 - Non-Material Amendment for substitution of slate instead of plain clay tiles to roof of new dwelling permitted under AWDM/1726/16 (Demolition of existing buildings and subdivision of plot with new detached scout hall and separate detached house with access from Sandown Road) – approved

AWDM/0807/18 - Application to vary condition 12 of previously approved AWDM/1726/16. Amendment: Ground floor windows not to be obscure glazed and restrictors to be installed to first floor windows – approved

AWDM/1829/20 - Confirmation of Compliance of Conditions attached to planning permission AWDM/1726/16: Demolition of existing buildings and subdivision of plot with new detached scout hall and separate detached house with access from Sandown Road (9 Sandown Road) – not approved in full

Consultations

West Sussex County Council: The **Highways Authority** do not raise any issues with the changes provided these do not affect the width of the footway or the visibility for cars exiting the parking spaces. It seems, from the plans submitted both these points are not affected and as such no objection is raised.

Adur and Worthing Councils: The EHO (Private Sector Housing) has no comment.

The **EHO (Public Health)** has no comment

The Engineer has no comments

Southern Water: No objections

Representations

Objection received from the occupier of 33 Phoenix Way:

The addition of the timber shed on the north side of 9 Sandown Road has significantly increased the area of 'ground take' of this development and has removed the 'landscaping', which I understood would be shrub planting which would have softened the impact of these works.
The area's 'leafy suburb' feel has been significantly impacted by the building of this housing. The erection of the wooden lean to has removed the ability to create a 'soft green corner' which would improve this situation.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of this development is established and it has been completed. This application seeks minor changes to the approved plans and the main consideration is the impact of the proposed amendments on the character and amenity of the area and neighbouring properties.

Visual amenity

The changes to the boundary treatment are not considered to cause visual harm. The low brick wall with planting behind along the southern boundary of the scout hall has an acceptable appearance, as does the brick wall with railings along the frontage of the house.

The timber lean-to shed at the north side of the house is not visually harmful in its own right but it has removed any space to the boundary previously reserved for soft landscaping, resulting in a 'harder' edge to the development. While regrettable that landscaping has not been provided (more marked since the site previously had a 'green' edge), it is not considered that the harm caused is so significant as to warrant removal of the shed. The preserved Ash tree in the rear garden remains and provides some softening of the development.

Residential amenity

It is not considered that the amendments adversely affect residential amenity.

Parking and access

The Highway Authority has no objection to the proposal which does not affect visibility or access. Parking has been temporarily reduced by the introduction of a fence across part of the driveway but the agent has confirmed that this is to be removed and a condition is recommended to require this to be carried out within 1 month.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Removal of PD rights for the house
3. Scout hall use restriction
4. Scout hall hours
5. First floor windows of house obscure glazed and opening with restrictors
6. Parking (parking to be reinstated within 1 month)
7. Visibility splays

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

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.

Case Officer: Peter Barnett Date: 20 January 2021

Authorised by: Gary Peck Date: 20 January 2021