Batcheller Monkhouse

PLANNING, DESIGN AND ACCESS STATEMENT

Reorientation and alterations to an approved 2 bedroom dwelling
(planning permission reference AWDM/1394/21).

May 2022

CONTENTS

Introduction	3
Site	4
Site Context	5
Proposal	7
Planning Policy	8
Planning Assessment	11
Summary	14

INTRODUCTION

This Planning, Design and Access Statement has been prepared in support of an application to amend a previous planning approval relating to land at 44 Brighton Road, Lancing.

Planning permission reference AWDM/1394/21 granted approval for the erection of a single, detached residential dwelling on the front end of the plot (Use Class C3).

This application proposes to rotate the building so that solar panels can be attached to the southern roof, rather than relying on the panels to be installed at the neighbouring property. It also seeks to alter the approved materials and provides further detail on the garden area and boundary treatments.

This statement sets out the relevant background to assist the planning authority in its determination of the planning application. It includes a description of the site and its surroundings, relevant planning history, details of the proposed development, a summary of the planning policy context, and an appraisal of the scheme against all relevant planning considerations.

This statement should be read in conjunction with the following documents and plans which form part of the application.

- Application and CIL Forms
- Site Location Plan (Ref. 2760-000)
- Existing Site Plan (Ref. 2760-001)
- Proposed Site Plan (Ref. 2760-002), including drainage detail
- Proposed Floor Plans (Ref. 2760-003)
- Proposed Elevations (Ref. 2760-004)
- Energy Statement (amended)

THE SITE

The application site comprises the northern end of a residential property known as Casa Blanca at 44 Brighton Road, Lancing. The property as a whole extends to 0.16ha and has a substantial front and rear garden with parking. Access is taken via Brighton Road to the north.

To the east of the site is 46, 46a and 48 Brighton Road, which are arranged as a smaller front property immediately adjacent to the highway, with two semi-detached properties to the rear extending down to the beachfront.

To the west is a property known as Pen Hill which has been subject to a recent planning permission for a replacement dwelling with a garage at the front of the plot.

Environmental Designations

The site lies within Flood Zone 1 and is therefore at low risk of flooding from the sea. The nearest Flood Zones 2 and 3 lie to the south of Casa Blanca.

There are no environmental or habitat designations covering the site. It lies within the Impact Risk Zone of the Cissbury Ring SSSI (2.6km north) and the Adur Estuary SSSI (2.2km east). The Widewater Lagoon Local Nature Reserve lies approximately 625m east.

There are no listed assets within the vicinity.

Figure 1 – Site Aerial (Base Map: Google Earth)



SITE CONTEXT

The site lies within the built-up area boundary of Lancing where there is a diverse range of architectural styles and materials.

Properties are arranged across both one and two storeys, some with full height floors with higher ridges line (such as the semi-detached properties at 54/56 Brighton Road and the Victorian dwellings at 165-171 Brighton Road) and others utilising roof space to provide additional accommodation at a reduced height (see 48, 193, 197 and 201 Brighton Road). Bungalows and purpose-built flat blocks can be found further west.

As shown in Figure 2 overleaf, the site is highly accessible location with a range of non-car transportation methods to meet day to day needs. This includes an extensive bus network (shown in blue) which provides connections to Lancing, Shoreham-by-Sea, Brighton, Worthing and Littlehampton, and train services further afield via Lancing Station (shown in orange). The site is surrounded by pavements and the beach path to the south.

The South Street shopping parade is less than 10 minutes' walk away to the west and contains a range of shops and facilities including a convenience store, takeaways, and St Michaels and All Angels C of E Church. Further shops and facilities can be found in Lancing High Street to the north.

Figure 2 – Design Context (Source: Google Street View)

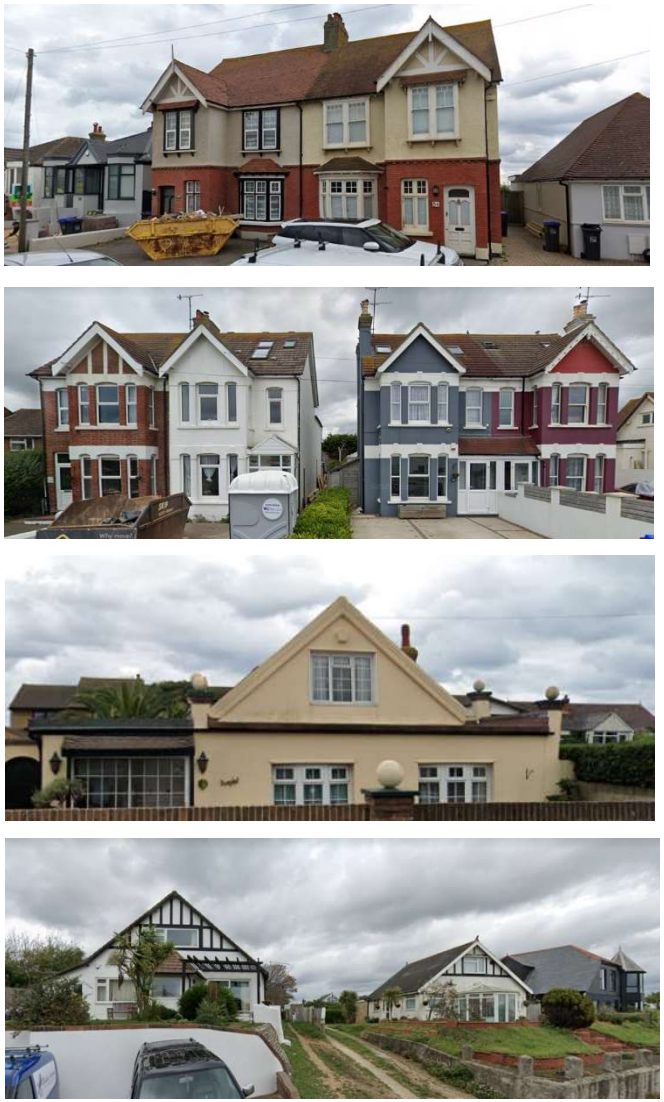


Figure 3 – Site Accessibility and Connectivity



PROPOSAL

Summary

A summary of changes proposed to the original permission is provided below and detailed further in this section.

- The approved dwelling as been rotated 90 degrees to enable the installation of solar panels on the south facing roof slop.
- Amendments to the material palette and fenestration.
- Detail provided on the rear garden layout and boundary treatment.

Use and Amount

This application seeks to amend the approved plans for a 2 bedroom residential dwelling (Use Class C3) that was permitted on the application site in September 2021.

It is now proposed to rotate the building so that the southern pitch faces due south, so as to allow solar panels to be installed to generate renewable energy for the household.

There is no change to the size of the dwelling which will remain as approved at 116sqm and which will be suitable for a small family or young professionals looking to join the housing ladder.

Scale and Appearance

The proposed material palette has been amended from timber to a mix of timber with render. This alteration is thought to provide a more context appropriate, softer design approach and provide a sensitive transition between the Casa Blanca and the timber features found elsewhere on Brighton Road.

The zinc metal roof has been replaced with Thrutone Fibre Cement Slates which are considered to have a higher quality finish. There is no change to the finish of the proposed windows.

There is no change to the height or massing of the dwelling from the approved scheme.

Layout

The layout of the proposed property, as approved, was informed by the Adur ‘Space Around New Dwellings’ SPG and includes a 1m separation distance between each side boundary and a rear garden length of 11m. The rotation of the building will continue to meet these criteria but the separation distance from Casa Blanca has been reduced slightly through the more recent approval of an application to infill the front balcony.

Landscaping

Further detail is submitted on the application drawings for the rear garden area which is proposed to be formed of paving with new boundary planting and a rendered boundary wall.

As per the approved application, the driveway to the rear will be moved slightly to the east to follow the fence line.

Access and Parking

Parking for one car is provided in front of the dwelling, in line with the West Sussex parking standards and as per the approved plans. Access will be taken via the existing shared entrance off Brighton Road in a forward gear.

Figure 4 – Proposed Materials



Example wall finish

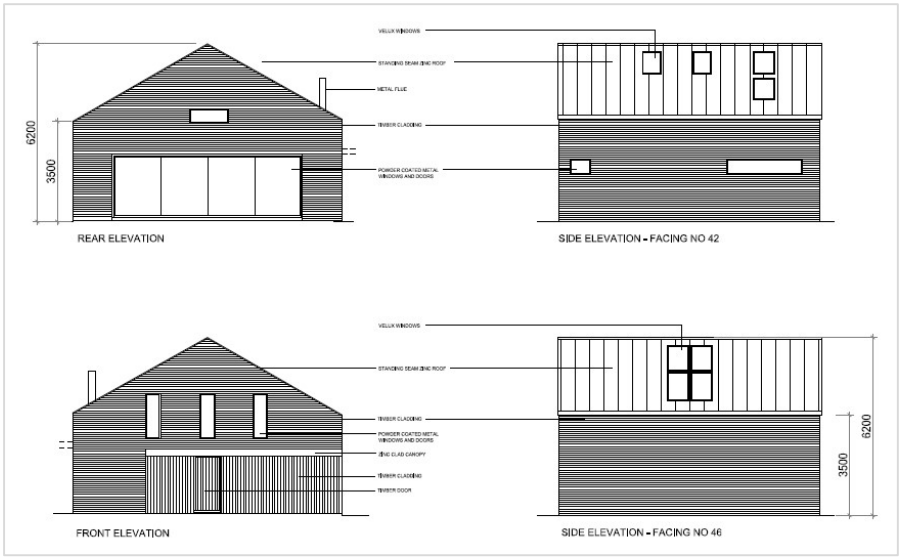
Image source:
www.m2devs.com/

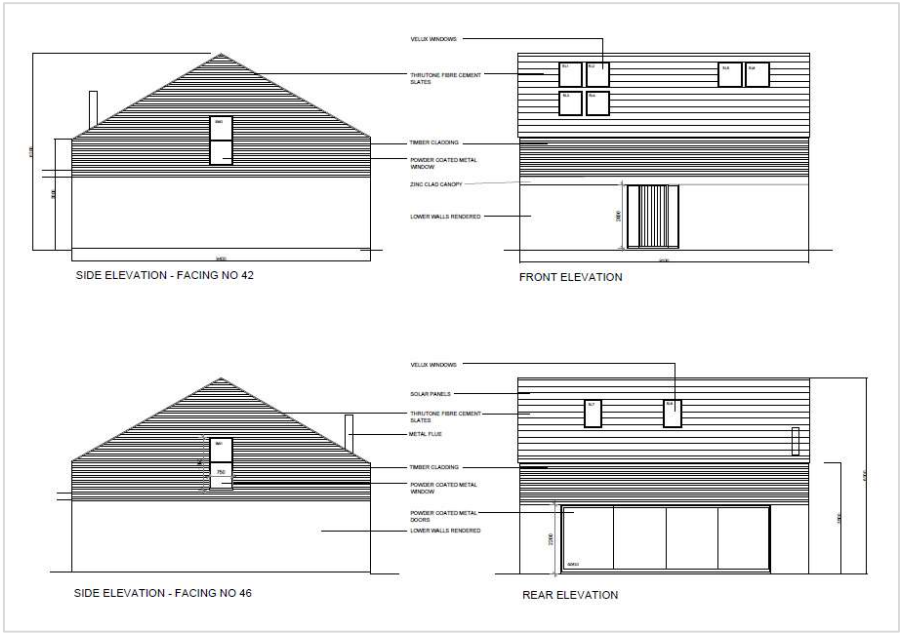


Example roof finish

Image source:
www.roofinglines.co.uk/

Figure 5 – Comparison of approved (top) and proposed (bottom) elevations





PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications are determined in accordance with the provisions of the statutory Development Plan unless material considerations indicate otherwise.

The planning policy context remains largely unchanged since the original planning approval in September 2021, which comprises the Adur Local Plan 2017 as the main Development Plan Document. The council are in the process of revising the Local Plan however they are still early on in the process – at evidence gathering stage – and therefore it offers limited to no weight in the determination of this application.

Material considerations include the National Planning Policy Framework (NPPF) and Adur's Supplementary Planning Guidance (SPG) on space around dwellings.

The site lies within Lancing Parish where there is no made (adopted) Neighbourhood Plan.

Adur Local Plan (2017)

The Adur Local Plan was adopted in December 2017 and sets out the long-term special vision for the district. The site is located within the built-up area of Lancing where the council seeks to focus growth over the plan period, under Policy 2 (Spatial Strategy).

Given that the principle of one dwelling on this site has already been accepted, for which a full planning assessment has already been undertaken, the policies of relevance to the proposal include:

POLICY	SUMMARY
Policy 1: Sustainable Development	Reflects the presumption in favour of sustainable development set out in the NPPF. Planning applications that accord with the policies in the Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
Policy 15: Quality of the Built Environment and Public Realm	Development should be of a high architectural quality and respect and enhance the character of site, and the prevailing character of the area.
Policy 18: Sustainable Design	All new dwellings must achieve a water efficiency standard of no more than 110 litres per person per day.
Policy 20: Housing Mix and quality	All new build dwellings must meet the optional higher Building Regulations Standard M4(2) for Accessible and Adaptable dwellings.

National Planning Policy Framework (NPPF)

The NPPF (2021) sets out the three dimensions to sustainable development: economic, social and environmental.

Chapter 12 seeks to achieve well-designed places and states that good design is a key aspect of sustainable development. Paragraph 130 states that planning decisions should ensure that developments function well and add to the overall quality of the area and be visually attractive with good architecture, layout and appropriate / effective landscaping.

It should also be sympathetic to the local character, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Space Around New Dwellings and Flats SPG

Adur District Council's Development Management Standard No. 1: Space Around New Dwellings and Flats SPG sets out a series of minimum standards that will apply to residential development, particularly for small infill and redevelopment sites.

It states that infill and redevelopment schemes should respect the existing character and appearance of an area and ensure the retention of adequate privacy for and daylight to existing dwellings/flats.

The following criteria continue to be of relevance to the proposal:

- A distance of 22m is the minimum required between facing principal windows in order to retain sufficient privacy.
- A minimum 1m gap should be provided between any wall and the side boundaries.
- Dwellings should not project significantly beyond the rear of adjoining dwellings.
- The front of a plot should adhere approximately to the existing building line.
- The size and type of amenity space required should be related to the size of a dwelling/flat and whether it is suitable for family occupation. Permitted development rights will generally be removed where there is in sufficient space for small extensions without reducing the garden unacceptably.
- The minimum garden depth is 11m. The garden area for a small detached dwelling is 85sqm.
- New development should retain important existing landscaping features.

Planning History

There is one planning permission of relevance to this site and that is planning permission reference AWDM/1394/21. Planning permission was granted for the erection of a 2 bedroom dwelling in the front garden of 44

Brighton Road, with associated landscaping and parking. The application was approved on 30th September 2021.

As previously mentioned in this statement, this application seeks to amend the approved plans. The quantum and use of the development remains unchanged.

PLANNING APPRAISAL

The issues of relevance in the determination of the application are considered to be as follows:

- Principle of the proposal
- Design and sustainability
- Amenity

These matters are considered in detail below. All other maters of relevance to the original scheme remain unchanged.

Principle of the proposal

The principle of the development of a detached dwelling on the application site has already been accepted through the approval of planning application reference AWDM/1394/21. There is no change to the scale, density or quantum of development. This is a material consideration that weighs heavily in favour of this application.

Design and sustainability

In accordance with Policy 15, the proposed dwelling has been designed in reflection of the neighbouring property at 48 Brighton Road and several other properties in the local area, which exhibit pitched roofs with a gable ends.

The gable ends, however, now face east to west in order to allow for the introduction of solar panels onto the property and ensure that the property is not reliant on their neighbour – Casa Blanca -for their renewable energy. This will result in a net increase in renewable energy supply compared to the approved scheme.

The east to west ridge remains compatible with the local area where the orientation of buildings varies from plot to plot, as shown below. The layout remains largely compliant with the Space around New Dwellings SPG, as shown on the submitted Proposed Site Plan, although the separation distance from Casa Blanca has been reduced slightly through the more recent approval of an application to infill the front balcony (reference AWDM/1941/21). This reduction is not considered to adversely impact on the layout and amenity of the site as the removal of the balcony will discourage residents from lingering around the principal elevation and they are likely to spend their amenity time in the rear garden.

Figure 6 – Comparison of ridge lines in locality



The proposed material palette has also been amended to soften the overall appearance of the property but remains in-keeping with the range of materials found in the location area including both render and timber features.

Amenity

There rotation of the dwelling has resulted in a gable end facing towards the adjacent plots, both of which include small upstairs windows.

Due to the low eaves height, lack of roof lights and the height of the boundary treatments, this would not cause any impacts on amenity to 48 Brighton Road.

The recently approved scheme for Pen Hill to the west shows the front of the property as a double storey garage, hardstanding and gated entrance where there is limited amenity space. The double height garage has no windows facing the plot.

Despite the slight reduction in the separation distance between the dwelling and principal rooms of Casa Blanca, due to the infilling of the balcony, this is not considered to adversely affect amenity of future residents as there will no longer be any external amenity space on the front of the neighbouring dwelling.

The proposed alterations are therefore considered to have no impact on neighbouring amenity.

SUMMARY

The application proposes to amend an existing planning approval relating 44 Brighton Road which permits the erection of a 2 bedroom dwelling on the northern side of the plot. The amendments include the rotation of the building 90 degrees to enable the south roof to be used for solar panels; amendments to the material palette; reconfiguration of windows; and details on the garden area.

The principle of one dwelling is already accepted on this site and there is no change to the quantum, scale or footprint of development.

The planning balance is therefore considered to weigh in favour of this application.