Expiry Date - 16/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0810/24 **Recommendation – APPROVE**

Site: **Development Site Corner Of Brendon Road And South Of 34 Pentland Road Worthing West Sussex**

Proposal: **Construction of new 2 bedroom dwelling to south elevation of existing dwelling with associated bin and cycle storage. Application to vary condition 6 (existing hedge on south boundary) of approved AWDM/2323/21 to re-word to allow retention during construction then replacement of existing hedge.**

Date of site visit: 19.07.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a development site currently forming part of the garden to the south side of 34 Pentland Road, a 2-storey end-of-terrace house occupying a corner plot on the west side of Pentland Road north of its junction with Brendon Road.

Permission was granted in 2022 (AWDM/2323/21) to erect a new end-of-terrace house attached to the south side No.34.

Condition 6 of the planning permission states:-

The existing hedge on the south site boundary shown to be retained on the approved plan shall be protected and retained throughout the construction phase of the proposed dwelling and any part of the hedge that is damaged, removed or dies within 5 years of the completion of the new dwelling shall be replaced using similar hedge planting.

During the intervening period the condition of the existing leylandii hedge has started to deteriorate with unsightly brown patches of die-back at various places along its length.

A variation to the wording of the condition is sought as follows:-

06. The existing hedge on the south site boundary shown on the approved plan shall be retained throughout the construction phase of the development and then removed. Not later than the first planting season following first occupation of the proposed new dwelling, replacement hedge planting shall

be carried out in the same position as the previously retained hedge in accordance with a planting schedule (detailing the species, height and number of plants) which shall have been submitted to and agreed in writing by the Local Planning Authority. If any of the new hedging plants die within 5 years of completion of the development, are removed, or become seriously damaged or diseased, they shall be replaced in the next planting season with others of a similar size and species.

Relevant Planning History:

Planning permission was granted in Feb 2020 for an attached 2-bedroom dwelling with new vehicular access to Brendon Road providing 1no onsite parking space (AWDM/1879/19). The Local Highway Authority refused to issue a licence for the new access and a revised scheme omitting the parking space/access was subsequently granted full permission under AWDM/2323/21.

Consultations:

WSCC: The local Highway Authority has raised no objection.

Southern Water: No comments received.

WSP: Note no change to drainage or flood risk and therefore raise no objection.

Adur and Worthing Councils:

EHO (Public Health & Regulation): No comments received.

Private Sector Housing team: No objection.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
SS1 (Spatial Strategy)
DM1 (Housing Mix)
DM2 (Housing Density)
DM5 (Quality of the Built Environment)
DM15 (Sustainable Transport and Active Travel)
DM16 (Sustainable Design)
DM17 (Energy)
DM18 (Biodiversity)
DM19 (Green Infrastructure)
DM20 (Flood Risk and Sustainable Drainage)
DM21 (Water Quality and Sustainable Water Use)

National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPD ‘Space Standards’ (WBC 2012)
SDP ‘A Guide to Residential Development’ (WBC 2013)
CIL Charging Schedule (Aug 2021)

Planning Assessment

The local development framework under which the decision on AWDM/2323/21 was made has been superseded by the adoption of the Worthing Local Plan in March 2023.

The extant planning permission is a material consideration of substantial weight. The current S73 application seeks only to vary the wording of Condition 6 to enable the planting of a replacement hedge on the south site boundary.

LP Policy DM5 requires all development to (amongst other things) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area; enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development; and respect the existing natural features of the site including landform, trees and biodiversity. Where appropriate this will include the protection and integration of existing trees and green infrastructure into new development.

The leylandii hedge growing along the length of the southern site boundary and enclosing the existing side garden, although not ecologically important, previously made a positive contribution to the greening of the street scene in Brendon Road and Pentland Road. The existing planning condition sought to retain this natural feature for its contribution to visual amenity. However, it has recently suffered some die-back with brown patches in places along its length, detracting from its appearance and scenic value. The current proposal to retain the existing hedge during construction, then remove it and plant replacement hedging, ideally of a type more appropriate to this suburban location, can be welcomed in principle as contributing to biodiversity and helping to ‘soften’ the visual impact of the new dwelling in the street scene.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Time limit as for AWDM/2323/21
3. Agree material samples, including surfacing materials
4. Provide cycle storage prior to first occupation
5. Provide boundary fence with No.34 prior to first occupation

6. **The existing hedge on the south site boundary shown on the approved plan shall be retained throughout the construction phase of the development and then removed. Not later than the first planting season following first occupation of the proposed new dwelling, replacement hedge planting shall be carried out in the same position as the previously retained hedge in accordance with a planting schedule (detailing the species, height and number of plants) which shall have been submitted to and agreed in writing by the Local Planning Authority. If any of the new hedging plants die within 5 years of completion of the development, are removed, or become seriously damaged or diseased, they shall be replaced in the next planting season with others of a similar size and species.**
7. Remove permitted development rights for extensions
8. Remove permitted development rights for boundary walls and fences forward or front elevation
9. Hours of construction

Informative

1. Pro-active no amendment
2. New Address
3. CIL
4. Southern water

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

Case Officer: Jo Morin Date: 23.07.2024

Authorised by: Gary Peck Date: 23 July 2024