Development Management - Delegated Officer Report

Application Number: AWDM/1479/19 Recommendation – Approve

Site: Lancing Manor Filling Station, Old Shoreham Road Lancing

Proposal: Application to vary condition 1 of previously approved AWDM/0376/18. Amendments to include alterations to external layout of the scheme in relation to parking provision and removing the detached 3 bay garage

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site (0.2 hectares), lies on the north side of the A27 at the eastern edge of, but within, the built up area boundary for Lancing. The southern edge of the South Downs National Park lies directly to the north of the site. There are two existing access points onto the site which have been used as an in-and-out arrangement.

The site is currently being redeveloped to provide 6no. dwellings under outline consent AWDM/1128/14 and reserved matters approval AWDM/0376/18 and construction is well progressed.

As approved, the eastern part of the site was to contain a triple garage for Units 4, 5 and 6 plus parking spaces for Units 5 and 6. There is a current application which seeks to replace the garage and parking spaces with an additional dwelling (AWDM/1185/19, still under consideration).

This application proposes alterations to the site layout which does not include a new dwelling. Instead, the garage is omitted and replaced with an area of communal open space. Replacement parking is proposed at the expense of landscaping in the south east corner of the site, plus along the south side and rear of Plot 6, as well as in front of Units 4, 5 and 6.

Relevant site history

ADC/0251/10 – Application for new planning permission in order to extend time limit for implementation of L/114/05/TP for redevelopment with car showroom building (with ancillary MOT/preparation bay) and open car display to west - Approved

ADC/0252/10 - Redevelopment with petrol filling station, canopy and shop, with fuel storage tanks within landscaped raised mound (including 24 hour opening for a one year trial period) – Approved

AWDM/1128/14 - Outline application (including details of access, layout and scale) for the erection of 6 no. 3 bedroom dwellings – appeal allowed

AWDM/0376/18 - Application for approval of reserved matters following outline application AWDM/1128/14 for Appearance and Landscaping through the submission of detailed plans and elevations for 6 no. 3 bedroom dwellings and a detailed soft and hard landscaping scheme and drainage details – approved

AWDM/1185/19 - Proposed 3no. bedroom detached two storey dwelling to East of site with 1no. parking space; omission of 3no. bay garage and 2no. parking spaces to the rear of Plots 5 and 6, parking spaces to the West of plots 4, 5 and 6 altered to provide 2no. parking spaces for plots 4 and 5 and 1no. parking space for plot 6 (all previously approved under AWDM/0376/18) – refused

Consultations

West Sussex County Council: The **Highway Authority** advises that it raised no highways concerns with the proposed layout and quantity of parking provision for the whole site when consulted under AWDM/1185/19 which did assess the revised layout and parking provision quantity across the whole of the scheme. As such WSCC raises no concerns with the proposed.

It should be noted that given A27 is a Trunk Road, Highways England are the Local Highways Authority and should be consulted to ensure they are satisfied with the proposed.

Adur and Worthing Councils: The **Environmental Health** Officer has no comments to make.

The **Private Sector Housing** team has no objection

The **Contaminated Land** Officer advises that comments, relating to contaminated land, would be identical to original advice for this site.

There is no objection to this application so long as it complies with the proposed remedial measures outlined in Ashdown Site Investigation Limited's report (ref.: R18- 12916, dated June 2018) which was submitted in support of AWDM/0376/18. I would expect remedial measures for landscaped areas and narrow planters proposed in this application to follow the remedial measures specified for 'Made ground soils in former filling station area of the site' as specified in Section 7.1.1 of the Site Investigation Report (ref.: R18- 12916, dated June 2018).

The watching brief specified in Section 8 of the Site Investigation Report (ref.: R18- 12916, dated June 2018) should be followed.

Following remedial works a Verification report should be submitted in accordance with Section 9 of the Site Investigation Report (ref.: R18- 12916, dated June 2018) .

The **Engineer** has no objection.

South Downs National Park Authority: No comment

Lancing Parish Council: No objection

Highways England: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 policies 1, 2, 3, 15, 16, 18, 20, 28, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The main consideration is whether the removal of the garage from the scheme and the subsequent changes to the parking layout can be accommodated without harm to the character and appearance of the overall development.

Visual amenity

The removal of the garage block does provide more space at the eastern end of the site which will help to soften the final appearance of the development.

Repositioning of the parking spaces to the site frontage does remove a landscaped area which is unfortunate, but it is considered that the larger area of open space provided at the rear of Plots 4-6 goes some way to compensating for such a loss.

The addition of parking to the side of Plot 6 would result in more hardsurfacing and would, as originally submitted, have removed the landscaped strip in front of the acoustic fence to the south of the garden of Plot 6, thereby exacerbating the hard edge of the development when viewed from the road. Amended plans have since been received which remove parking from in front of the fence, ensuring sufficient space for landscaping to be provided. The bin collection point has been relocated from the front edge of Plot 6 to the side but this should not impinge on the planting area unduly. Comparison of the current proposal with the approved plans suggest that more space is available for planting under the current scheme, due to the removal of a narrow passageway at the side of Plot 6.

On balance, it is considered that the visual impact of the proposed alterations is acceptable.

Trees and landscaping

The approved landscaping strategy included new planting along the frontage, with species such as hawthorn, hazel, field maple, beech and holly to provide a suitable hedge which will help to soften the appearance of the development and the acoustic fences to some extent.

The current application shows the planting retained along the south of Plot 6 but the removal of planting in the south east corner of the site, adjacent to the pavement in front of the site. However, the grass verge in between the pavement and the site will be retained to provide some softening.

The mature trees adjacent to the site on the north east boundary and the provision of a new area of open space within the site also help to provide a softer edge to this development.

Contamination

The Council's Environmental Health Contaminated Land Officer has no objection to this application provided it complies with the already approved proposed remedial measures.

Drainage and Flood Risk

One of the main concerns at the outline stage was whether there was a suitable surface water drainage outfall pipe that is capable of accommodating surface water flows from the development. There was some concern that an existing pipe that runs under the A27 to a ditch on the south side of the road was blocked or broken. However, an on-site test has verified that satisfactory drainage of surface water can be achieved and the Council's Engineer has no concerns at the ability of the pipe to accommodate flows from the site.

Highways England has previously confirmed that it has no objection to the proposals which appear to be capable of draining the site without overloading the A27 drainage system.

There are no drainage objections to the current application.

Noise and acoustic fencing

In order to protect future residents from road traffic noise, a 2.5m high Jakoustic acoustic fence is proposed along the southern boundary of the side garden of Plots 1 and 6. This is unchanged in the current scheme.

Parking

The approved plans show parking to be provided in the form a detached triple garage for Plots 4-6 with additional parking in front of Plot 4 and at the rear of Plots 5 and 6, plus visitor parking in front of Plots 5 and 6.

The approved parking was not unduly intrusive and retained space for landscaping to soften the appearance of the development,

The current plans now show 5 parking spaces in front of Plots 4-6 (compared with 3 as approved), 1 space at the side of Plot 6, 1 space at the rear of Plot 6 and 3 spaces in the south east corner of the site.

Since the original approval, West Sussex County Council has adopted new parking guidelines which require 14 allocated spaces and 4 visitor spaces for a development of 7 houses as proposed. The plans reflect these new standards and include 2 no. EV charging points adjacent to the bin stores in front of Plots 4-6.

WSCC Highways has no objection to the proposal on highways safety or parking amenity grounds.

Bin stores

Waste storage is provided at the side of the proposed dwelling with a collection point at the side of Plot 6.

Residential amenity

The alterations do not have an adverse impact on residential amenity

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. Contamination
3. Foul drainage
4. Surface water drainage
5. Construction Method Statement
6. Hours of Construction
7. Noise protection
8. Car parking
9. Cycle parking
10. Removal of PD
11. Boundary treatment
12. Waste storage
13. No infiltration of surface water
14. Landscaping
15. Materials
16. FRA

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 16 October 2019

Authorised by: Gary Peck Date: 16 October 2019