Expiry Date - 09/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0295/10 **Recommendation – Permit Application**

Site: **184 Brighton Road Lancing West Sussex BN15 8LL**

Proposal: **Application for non-material amendment of permission ADC/0595/08 for 5 dwellings (revisions to fenestration and change external wall finish to rendering above groundfloor brickwork) (184-186).**

The Application

The application site comprises a pair of detached houses located between Brighton Road and Widewater lagoon. Permission was granted in 2009 for their demolition and replacement with 5 dwellings comprising a pair of semi-detached units and a terrace of three dwellings.

This application seeks approval for non-material amendments to the development approved under permission reference ADC/0595/08. These consist of changing the external finish to rendering above ground floor brickwork and changes to the fenestration on the new buildings.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH2, AH5, and Appendix 11 'Supplementary Planning Guidance' comprising
Development Control Standard No.2 'Space Around New Dwellings and Flats'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

PPG24 'Planning and Noise' (DoE 1994)
PPS25 'Planning and Flood Risk' (ODPM 2006)

Planning Assessment

Policies

Local Plan policy AH2 relates to new residential development (by way of infilling and redevelopment) and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space around New Dwellings and Flats'.

Government policy guidance in PPS3 encourages best use of urban land for housing development, particularly affordable housing and a mixture of types to create a balanced community. It also seeks to improve the quality and attractiveness of residential areas and urges imaginative designs and layouts which make more efficient and sustainable use of land without compromising the quality of the environment. PPS1 states:-

> "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

PPS3 also states that Councils should "facilitate good design by identifying the distinctive features that define the character of a particular local area..... ...Careful attention to design is particularly important where the chosen local strategy involves intensification of the existing urban fabric... .....successful intensification need not mean high rise development or low quality accommodation with inappropriate space.....The density of existing development should not dictate that of new housing by stifling change or requiring a replication of existing style of form.....If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment."

Visual amenity and character

The approved drawings showed the use of brickwork for the entire front elevation and the front sections of the side elevations. This is proposed to be changed to render for the whole of the walls above ground floor level. Render

is a common feature on other buildings along Brighton Road and such an amendment will not harm the overall appearance of the proposed buildings.

The window amendments comprise minor alterations to their size and spacing but these do not unduly affect the overall character or appearance of the buildings.

Residential amenity

The proposed amendments do not alter the overall scale of the buildings or their impact on neighbouring occupiers.

Recommendation

That the amendments are approved, as detailed in the application and shown on the following plans:

Drawing No. 2307_06 Rev. B (Proposed Elevations) date stamped received 12 August 2010

Case Officer Peter Barnett Date 1 September 2010