Development Management – Delegated Officer Report

Application Number: AWDM1531/22 Recommendation: APPROVE

Site: 74 Brighton Road, Lancing, West Sussex

Proposal: Conversion of 1no. existing 4 bedroom 7 person detached house into 2no. dwellings: 1 no. 3 bedroom dwelling and 1 no. 2 bedroom dwelling, with associated car parking, cycle spaces and bin storage.

Date of Site Visit: 22.11.22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is an existing detached chalet bungalow facing onto Brighton Road, Lancing. It is a four bedroom dwelling which due to the change in levels is on raised ground to the south of Brighton Road. It is two storeys at the rear with a ground floor garage workshop with vehicular access through the mobile home site, Beach Park from Brighton Road to the rear. There is also a driveway with off street car parking. There is a neighbouring dwelling to the east similar in appearance.

Consent was originally sought to convert the existing dwelling into two dwellings, each with three bedrooms with living space on the top floor and a roof terrace to the rear. To the front two entrances were proposed with two dormers and a hip to gable roof extension. Officers advised that the original scheme could not be supported due to the scale of the development and objections were received from the Environment Agency in relation to flood risk. Revised plans have been submitted which show one of the dwellings with three bedrooms and one with two bedrooms with garaging to the ground floor. The two bedroom dwelling has the bedrooms on the top floor and the three bedroom dwelling has the living space on the top floor. There is a small rear terrace accessed internally from the top floor of each dwelling to the south, this is reduced in scale from that originally submitted.

Consultations:

West Sussex County Council: The Highways Authority:

Visibility at the access point with Brighton Road appears sufficient for the posted speed limit in each direction. Data supplied to WSCC by Sussex Police over a period of the past five years, reveals no recorded injury accidents at the access point with

Brighton Road, therefore there is no evidence to suggest that the subdivision of the property would exacerbate an existing safety concern. Given the existing traffic generated by residents at Beach Park, the impact of a single additional dwelling is unlikely to result in a material increase in vehicle movements. The proposed ground floor site plan demonstrates parking layout of 2 single garages in addition to 2 parking bays serving each property. Each parking bay complies with the minimum requirement of 2.4 x 4.8m as outlined in Manual for Streets (MfS) guidance. The proposed single garages also comply with the minimum requirement of 3x6m per single garage. It should be noted that under the revised WSCC parking guidance, each garage space (3 x 6m) counts as 0.5 of a parking space to account for cycle storage space. However I note that cycle storage has been provided separately. While we appreciate the details provided promoting the use of sustainable transport methods, our guidance requires that the cycle storage is covered and secured, therefore this can be accommodated within the proposed garages.

The proposed plans annotate EV charging facilities. “Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior to June 15th 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.”

Conclusion The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Condition Car parking space (details approved) No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose. Reason: To provide car-parking space for the use Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Lancing Parish Council: - No objection, however the Environmental Report regarding windows should be noted.

Southern Water: - A formal application for a connection to the public foul sewer is to be made by the applicant, any sewer found during construction works should be investigated. The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Environment Agency: - Subject to the revised Flood Risk Assessment and amended plans we are satisfied that our previous objection can be removed provided that the following condition be attached : -

Condition – Flood risk

The development shall be carried out in accordance with the submitted Flood Risk Assessment ('FRA') (ref: QFRA 2267, Version 1.2, dated January 2023, by UK Flood Risk Consultants) and the following mitigation measures it details:

- Both East and West properties shall have no sleeping accommodation situated on the ground floor.

- The Eastern property shall have no sleeping accommodation situated on the 1st floor.

- All sleeping accommodation in the Eastern property will be on the 2nd floor and no lower than 7.66mAoD.

These mitigation measures shall be fully implemented prior to occupation.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Adur and Worthing Councils:

Private Sector Housing: - The layout and space of the proposed development appear satisfactory. We would comment that the outlook from the first floor bedrooms in the eastern house is poor as it either looks onto the fence or into the next property's windows.

Environmental Health: - I have no objections in principle to this planning application, however the area of development has been identified by DEFRA as an area severely affected by traffic noise, a high risk site for noise under Pro PG. Therefore, we will need to see a noise assessment and mitigation scheme for the

development. I am happy for this to be a condition. The assessment should cover noise, ventilation and over heating, should windows need to remain closed.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 22 28, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
No.1 Space Around New Dwellings and Flats.
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area, flood risk and highway and parking. The bungalow appears to be currently in need of redevelopment and the proposal to create a three bedroom and two bedroom property from the existing dwelling can be supported in principle.

Visual amenity

The proposed changes to the property frontage which will be visible from Brighton Road include the hip to gable roof extensions, two new flat roof dormer windows and new entrances to each dwelling. The dormers will be timber clad and white render is proposed with grey roof tiles. This will give a contemporary appearance to the building. This is a welcome upgrade to the existing appearance and within the context of the street and surrounding area there will be no harm to the character and appearance of the locality or existing property. As amended the scale of development to the rear has been reduced significantly with the first floor extension and roof terrace reduced in depth. This gives rise to a less bulky development which remodels the existing to an acceptable degree. The dormers have also been reduced in scale from that originally proposed. The rear elevation is a balanced contemporary development with glazing, render and timber cladding.

Residential amenity - Current Occupiers

There is a similar style property to the east. The proposed development will increase in scale from that which exists at the application site with the gable roof and dormers.

However the first floor addition is only a slight increase in height with the roof terrace and the projection is no greater than existing. The first floor has juliette balconies only. Privacy screens are proposed to the roof terraces therefore no direct overlooking will occur. The side windows on the existing property serve habitable rooms and this will not change therefore no increased overlooking will occur.

To the west is a mobile home similar to others to the south of the site in Beach Park. As mentioned above on this side elevation of the existing building there are windows serving habitable rooms. These will be retained, therefore it is not considered that any overlooking will be any different to existing. To the rear, south, overlooking the mobile homes, it is not considered that the relationship will be any more harmful than existing, there is currently mutual overlooking between dwellings in close proximity.

Residential Amenity - Future Occupiers

The proposed development provides a three bedroom and two bedroom property with garage, parking space and cycle and refuse storage. Both meet the space requirements for properties of this type and generous storage on the ground floor is provided. Amenity space is provided with the roof terraces, these are limited in size due to the balance of the impact upon the surrounding properties and scale of the development. Therefore the only private amenity space provided. On balance this is considered acceptable in the light of the existing dwelling having no amenity space other than the small balcony to the roof. Although not a formal provision there is also space to the rear where the parking provision is for some additional amenity space if required as there is also parking provision in the garages at ground floor.

Flood Risk

Following submission of the most recent amended plans and the FRA the Environment Agency have withdrawn their objection subject to the condition set out below, ensuring that no sleeping accommodation is on the ground floor and that the eastern property has no sleeping accommodation on the first floor. The most recent plans show this arrangement.

Parking and Access

As stated above the Highways Authority has no objection to the proposed parking and access to the site. A garage is provided for each dwelling and these are large enough to accommodate vehicular and cycle parking. The vehicular access to the site is from Brighton Road via the mobile home site and this is unchanged from existing. Pedestrian access is from Brighton Road as existing via steps to the dwelling frontages.

Sustainability and Energy Efficiency

The applicant's agent has submitted a Sustainability Statement advising of the measures to be taken to ensure that the development will be energy efficient. These include insulation and thermal bridging, underfloor heating and EV chargers. The building will be enhanced from that which exists whilst creating new development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans white render, timber cladding, grey tiles and grey windows frames and doors.
4. No additional windows on the east of west elevations of the building.
5. No occupation until the car, cycle parking and refuse storage have been created.
6. No development shall take place until a noise assessment and mitigation scheme has been submitted to and approved by the LPA.
7. Privacy screens to the roof terrace.
8. CMP
9. Hours of work
10. Removal of PD
11. The sustainability and energy efficiency measures referred to in the Sustainability Statement submitted 18th February shall be installed before the dwelling hereby approved is occupied.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Southern Water
3. New Address

Case Officer: Hannah Barker Date: 20th February 2023

Authorised by: Peter Barnett Date: 21 February 2023