Development Control – Delegated Officer Report

Application Number: AWDM/0961/15 **Recommendation – Approve**

Site: **125 Brighton Road**

Proposal: **Demolition of existing house, garage and outbuilding and construction of 2-storey 4 bedroom house and provision of 3 car parking spaces**

Date of site visit: 10-07-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is a plot of land elevated from the coast road (A259). No.125 is built attached to No. 123 but has the appearance and scale of a single storey later addition. Both are set back from the highway.

The proposal is for a demolition of the existing dwellinghouse attached to 125 Brighton Road, and the erection of a detached two-storey 4 bed dwellinghouse to measure (at max) 7.8 metres in height, 12.5 metres in length, and 9 metres in width.

This consists of a full hipped roof, with a hipped roof front protruding element to provide a first floor front balcony and covered space under. Its exterior would be weatherboarding and facing brickwork, the roof tiles concrete.

Surrounding properties are predominately inter-war hipped roof two-storey dwellings, with chalet bungalows set amongst these.

Relevant site history
None

Consultations (summarised)
Lancing Parish Council: *No objections*

Adur & Worthing Councils Environmental Health: *No objections. Add informative advising applicant they will need to apply to EH for demolition notice under Building Act 1984. They will need party wall agreement with neighbouring property and hopefully they will agree hours of demolition and any other dust controls and clean up through this process.*

Adur & Worthing Councils Engineers: *Applicant indicated intention to use soakaways for disposal of surface water. Applicant needs to assess if use of soakaways is viable on this site. Location for soakaway will need to be more than 5m from existing or new structures, and need to be soakage test undertaken at that location to ascertain if soakaway will adequately empty.*

Appears from drawings to be sufficient area to adequately site soakaways. Therefore in this instance only comment relates to disposal of surface water. In absence of any ground investigation details or detailed drainage details in support although appears to have indicated intention to utilize soakaways we request that should approval be granted it be conditional such that 'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority' Soakage tests in accordance with BRE Digest 365 (1991) would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas. Full design calculations should be provided for the soakaway soakage test result, and the ensuing soakaway and permeable paving designs, along with the rainfall calculations with the additional rainfall quantities appropriate for climate changes, as required under planning policy

West Sussex County Council highways: *Site's existing vehicular access on to A259 will remain unaltered, which provides suitable visibility in each direction. With regards to parking, 3 off-street parking spaces are provided, with ability to turn on site, allowing for vehicles to enter and exit A259 in forward gear. Amount of parking spaces is acceptable for development of this size in this area. Provision of secure covered cycle parking should also be provided to promote a more sustainable mode of transport in the area. No concerns wished to be raised to this application from a highway perspective subject to condition securing cycle parking, vehicle parking and turning and the construction plant and materials.*

Representations (summarised)
Comment received from occupiers of 131 Brighton Road Lancing: *Generally in favour, as of appropriate design and scale. Request side windows facing 131 are opaque*

Relevant Planning Policies
Adur District Local Plan (saved policies): AG1, AG3, AP4, AH2, AH5, AH6, AH7
Development Control Standard No. 2 'Space around New dwellings and flats'
Good Practice Guidance Note Internal Space Standards for New Homes
National Planning Policy Framework

Planning Assessment

Principle

The replacement dwelling would bring forward a family sized dwelling, which would make a small contribution toward meeting housing demand in the district.

Saved Policy AH2 is a permissive policy, setting out that new residential development by way of redevelopment is acceptable in the built up area in principle.

Visual amenity and townscape qualities

The existing dwelling and its garage building are of no design merit whatsoever, and its removal is not resisted. To replace these is an opportunity to improve upon poor design.

The replacement dwelling respects the building line. Its scale is comparable to other two-storey dwellings in the immediate stretch of Brighton Road; its ridge is no higher than its immediate neighbours, and its eaves are set lower than No. 125.

The space between the replacement dwelling and No. 125 is tight but not untypical of the distance between dwellings in this immediate stretch of Brighton Road.

Its full hipped roof, front balcony feature, and exterior materials and finishes would be in keeping with the prevalent design character of buildings in the immediate street.

The increase in hard standing at the front is disappointing but the street is not verdant in character, so such an arrangement would not be out of keeping.

The finer detail of the exterior materials and finishes can be secured by condition to ensure a good standard of design.

To that extent, the replacement dwelling would assimilate itself sympathetically in the street scene in terms of its appearance, character, and scale. As such it accords with the requirements of Saved Policy AH2 relating to the design of residential redevelopment.

Residential amenity – future occupiers

Future occupiers would benefit from a logical internal layout, with room sizes with outlook and light that satisfy the Council's adopted standards.

The rear garden depth would be 10 metres at its maximum. This is below the Council's standard of 11 metres. However this particular site benefits from a front garden that is set off from the highway, so is relatively private and comparable to a rear garden in its potential use. Indeed, from the building's design is it evident it is the applicant's intent to do just that.

The rear garden in square metres satisfies the Council's adopted standard.

Given this, future occupiers would have sufficient private outdoor amenity space.

As the garden area meets the minimum standard, it is prudent to remove permitted development rights for the benefit of retaining amenity space for future occupiers.

Residential amenity - Neighbours

The neighbours principally impacted upon by this development are those that immediately surround it (for it is physically removed from the remainder).

Neighbour at rear (No. 127)

The distance to this neighbouring building is 15 metres, falling short of the Council's adopted standard of 22 metres.

However this standard applies to a direct window-to-window relationship between dwellings. The situation with No. 125 and No. 127 is different, allowing for less strident adherence to the standard (it is, after all, only an end corner of No. 127 dwellinghouse which is in proximity to the replacement dwelling).

Neighbour to west (No. 123)

The replacement building would not be of greater scale than this neighbouring building, so would not overbear or overshadow adversely.

The first floor side windows of the replacement dwelling would serve non-primary living space, so can be obscured and top hung to negate intrusive views onto neighbours, and overlooking would be oblique so ensuring unacceptable loss of privacy is avoided.

The use of the verandah and front balcony would generate some noise and disturbance, but this would remain domestic in nature. Views back onto the neighbour would be screened by existing boundary treatment.

Neighbour to east (No. 131)

The replacement building would be of greater mass and bulk than the existing building. However some 6.5 metres space between it and the neighbouring building to the east, any consequential overbearing and overshadowing would not be adverse in nature.

The first floor side window of the replacement dwelling would serve a landing, so can be obscured and top hung to negate intrusive views onto neighbours, and overlooking would be oblique so ensuring unacceptable loss of privacy is avoided.

Further first floor windows would have the potential to overlook neighbours, so it is prudent to remove the future opportunity to install them by removing permitted development rights, without first agreeing to their design.

Views back onto this neighbour from the front balcony would be oblique.

Flood risk and drainage

It is only the extreme frontage of the site which is identified as being at tidal flood risk (EA zones 2 and 3). This will be used as the driveway.

The rest of the site is elevated onto an embankment by some 2.5 metres and, accordingly in flood zone 1.

Future human safety would be put at no any greater risk, and only vehicular access would be inconvenienced in a flood event.

Details of the drainage can be secured by condition to ensure adequate disposal of surface water.

Parking and accessibility

The front drive provides sufficient parking space on site to cater for the demand generated by future occupiers (and accords with the Council's adopted standards). It can be retained by way of condition.

Ample space is available on site to provide cycle storage to future occupiers without reliance upon a condition to realise this.

The site is close to local shops, and within reasonable walking distance of Lancing train station.

The A259 is a heavily trafficked classified 'A' highway, so it is prudent to impose a planning condition so that highway users are not impinged upon to an unacceptable degree during construction.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Pre-commencement drainage details agreed and provided
4. Pre-commencement construction plant and materials
5. Pre-commencement relating to construction of new dwelling – samples of exterior materials/finishes to be agreed
6. Pre-occupation parking and turning space to be provided and thereafter retained
7. Notwithstanding "pd" no future alterations/extensions/incidental buildings over 5 cubic metres
8. First floor windows in side elevations be obscured and top hung

Informatives

i) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ii) *The applicant is advised they will need to apply to the Council's Environmental Health department for demolition notice under Building Act 1984. They will need party wall agreement with neighbouring property and hopefully they will agree hours of*

demolition and any other dust controls and clean up through this process

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

Case Officer: Matthew Porter Date: 21-08-2015

Authorised by: Gary Peck Date: 24 August 2015