Expiry Date 2/1/20

Development Control – Delegated Officer Report

Application Number: AWDM/1741/19 Recommendation – Approve

Site: **82 Williams Road, Shoreham**

Proposal: **Application for Approval of Details reserved by conditions 4 (details of fences), 5 (protection of sewers details) and 9 (Construction Management) of previously approved AWDM/0927/19**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/12

Site and Surroundings

This application relates to a semi detached house on the east side of Williams Road. It is a rendered and gabled house with a pair of garages on its north side. It has a deep forecourt. Its semi detached pair is of a different design, 'L' shaped away from the site. It is gable fronted and its front wall sits well forward of the application site. They share the same rear wall line.

The property sits immediately south of an area of open space. Nos. 90 and 92, to the north of the open space, were built at the same time and in a similar fashion. No. 90 has had a similar two storey side extension, 1 metre off the boundary.

The buildings are not listed and are not in a conservation area. No protected trees will be affected.

Proposal

Planning permission was granted in August of this year for a two bedroom end of terrace house, subject to pre-commencement conditions. Works have commenced and were at ground floor lintel level at the time of the site visit.

Relevant Planning History

AWDM/0927/19 – DEMOLITION OF EXISTING GARAGE AND CONSTRUCTION OF 1NO 2 BEDROOM HOUSE TO NORTH ELEVATION. GRANTED 14.8.19

Consultations

Southern Water:

Southern Water has no objection to discharge condition 05 relating to protection of sewers. The submitted drawing 2019-37-10 shows easement to public foul sewer which is satisfactory to Southern Water.

Southern Water has no comments to make on other conditions.

Technical Services: No comment. The sewer condition is a matter for Southern Water.

Highways:

'Condition 4 – no highway concerns
Condition 5 – no highway concerns
Condition 9 – Construction Management Plan

Due to the nature of the highway, mainly the presence of on street parking causing narrowing of the highway, the Local Highways Authority (LHA) requested the applicant to provide a CMP specifying amongst other details the delivery schedule before any works are commenced.

Details have been received and the following comments are as a result:

The applicant states that deliveries will be ad-hoc and made road site on to the site. As stated above, due to the narrowing of Williams Road, due to the presence of on street parking, the LHA requests that the applicant demonstrates that deliveries will occur outside peak travel times (10am-3pm) Monday to Friday. This will help aid in the development reducing impacts upon residents of Williams Road and the surrounding area.

Conclusion

Please raise the above with the applicant and re-consult. Until such times as this information has been received the LHA are not in a position to provide a formal recommendation on this application.'

Environmental Health: *Revised CMP deals with mud and dust and is acceptable.*

Representations

None undertaken.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 3, 15, 20, 35 and 36 including 'Development Management Standard No. 1 Space Around Dwellings'.

Planning Assessment

Principle

The principle of development has been agreed with the August permission.

Condition 4 – Fencing

The site is enclosed by a 1.8 metre close boarded fence and high hedging. The only fencing proposed is a further 1.8 metre high close boarded fence to separate the two rear gardens.

The front garden is hard surfaced already. It is to be used to provide two parking spaces for each house. This is acceptable.

Condition 6 – Protection of Sewers

Southern Water requested this condition and they are happy with the submitted details.

Condition 9 – Construction Management Plan

The construction management plan has been revised to deal with the concerns of Environmental Health.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 18.12.19

Authorised and signed by: PB Date: 18/12/19