Expiry Date – 1/3 ppa agreed to 18/6

Development Control – Delegated Officer Report

Application Number: AWDM/2107/20 Recommendation – Grant

Site: 158 Brighton Road, Lancing

Proposal: **Approval of Details Reserved by Condition 03 (materials), 06 (Surface Water Drainage), 08 (Acoustic Assessment), 09 (Construction Plan) of approved application AWDM/0084/19.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 23/4/21

Site and Surroundings

This application relates to the site of a former two storey house with single storey side and rear extensions on the south side of Brighton Road. The property has been demolished.

The house backs onto Widewater which is a saline lagoon, a secondary sea defence embankment and designated Site of Nature Conservation Importance, very popular with bird watchers. The site is on sloping land such that the house is single storey only at the rear, with a room in the roof. The rear garden is on three terraced levels down to the water's edge.

Proposal

Planning permission was granted in June 2019 to replace the house with a pair of semi detached houses. This application seeks to discharge 4 pre-commencement conditions attached to that permission.

Relevant Planning History

AWDM/0084/19 - Demolition of existing dwelling and construction of a pair of semi-detached houses with associated parking. June 2019

Consultations

Highways*: '**The applicant has submitted a Construction Methods Statement & Plan to satisfy the requirements of this condition.*

After review of the plan it seems that all matters relating to the storage of plant and materials will be contained with the site. The plan also includes specific details pertaining to Traffic Management to minimise impact upon the maintained highway network. The details within the

Statement & Plan would be considered acceptable to the Local Planning Authority to satisfy the requirements of this condition.'

Health: *'Looking at the options I would be happy with the Sonair F going into the north facing rooms as these allow for mechanical ventilation, providing greater ventilation levels when needed during warmer weather, and act as passive ventilators when switched off.*

Given that the South facade of this development can be naturally ventilated, it makes sense to prioritise the mechanical ventilation on the noisier north side where windows need to remain closed for acoustic reasons.

So to confirm the Sonair F with glazing specifications confirmed in this latest report for the rooms and the additional roof insulation will be the agreed acoustic scheme for this property.

Technical Services: '*I confirm that I recommend discharge of condition 6 of AWDM/0084/19. Please ensure that the following drawings are listed on any approval under AWDM/2107/20.*

414328/202C Storm Drainage General Arrangement 1 of 2

414328/203B Storm Drainage General Arrangement 2 of 2.'

Southern Water: '*The Council's Building Control officers/technical staff and the Environment Agency should be consulted regarding condition 6 and surface water drainage.'*

Representations

None undertaken.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 34, 35 and 36

Planning Assessment

Principle

The principle of development has already been agreed.

Condition 3: Materials

1. Siberian Larch cladding

2. Slate Marley Modern roof tile.

3. K Render, Polar White.

4. Graphite powder coated metal framed window and door section by Mark Anthony Widows.

5. Brick to be Vanderanden Hagen w/s (501). A buff multi coloured brick with browns, black and white.

These details are acceptable. Condition 3 can be discharged.

Condition 6: Surface Water

The revised drainage details submitted on the 6th April are acceptable to the Council's drainage engineer and Southern Water.

Condition 6 may be discharged.

Condition 8: Acoustic Details

A revised acoustic report was submitted on the 6th May 2021 which recommends the use of Sonair F (acoustic air bricks) on the north elevation with glazing specifications instead of MHVR ventilation. Environmental Health has confirmed this is an acceptable alternative.

Details pursuant to this condition are acceptable and condition 8 may be discharged.

Condition 9: Construction Management Plan

WSCC are satisfied with the details submitted.

Condition 9 may therefore be discharged.

Recommendation APPROVE all details.

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 17.6.2021
Authorised and signed by:	PB	Date: 17.06.21