Development Management – Delegated Officer Report

Application Number: AWDM/1418/22 **Recommendation: Approve**

Site: **76 Brighton Road, Lancing**

Proposal: **Change of use of property from 2no. flats into one 4 bedroom house. Minor external elevational changes including re-roofing whole property and changes to fenestration; rear dormer with Juliet Balcony and 2no.rear balconies at rear ground floor level**

Date of Site Visit: 13 September 2022

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a two storey detached building on the south side of Brighton Road which backs onto the Eastern Sands caravan park. It has rooms in the roof served by front and rear dormers and has been divided into 2 flats. It is proposed to return it to a single dwelling with associated alterations, including a larger rear dormer with Juliet Balcony and 2no.first floor balconies at the rear separated by a conservatory.

The application originally included a proposal for a new crossover and parking spaces at the front of the property but these have been removed from the application following the receipt of comments from WSCC Highways.

Planning History:

None

Consultations:

West Sussex County Council: The Highways Authority raises no highway safety concerns for this application. However, the applicant is advised that the local Highway Area Office have confirmed that they are unlikely to grant a licence for the proposed access works.

Adur and Worthing Councils: Technical Services: Flood risk- The application is within flood zone 3, and is shown to be at low risk from surface water flooding. Sleeping accommodation should not be provided below predicted flood levels. The Environment Agency should be consulted. Surface water drainage- the application will not result in a substantial increase in impermeable area. Any new hard external hard surfaces should be permeable. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

Public Sector Housing: The proposals represent a real improvement over the existing layout and use. We have some concerns about the bedrooms to the south on the 'ground floor' which can only be accessed through the high risk reception room and so are inner rooms. The secondary means of escape from these rooms are over a balcony, which due to the slope of the land, is effectively at first floor level. This would not be acceptable under the Housing Act 2004.

Comments on amended plans: The revised layout addresses our concerns

Southern Water: Standard advice

Environment Agency: No objection

Lancing Parish Council: No objection, subject to the issues highlighted by WSCC (access and parking) and Environmental Health Private Sector Housing (fire escape risk) are resolved.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
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.

Visual amenity

The proposed alterations are relatively minor and will not have a significant visual impact.

Residential amenity

The alterations will not result in a significant increase in overlooking of neighbouring properties when compared with the existing arrangement where there is a conservatory across much of the rear at first floor level with windows facing the neighbouring dwelling to the west and over the caravan park to the rear.

The internal layout has been revised to satisfy the concerns of the Private Sector Housing team.

Flood Risk

The proposal removes bedrooms from the lower ground floor and results in an improved layout in terms of flood safety. There are no objections from the EA.

Parking and Access

No changes to the parking provision at the property is proposed, i.e. it will continue to rely on on-street parking as existing. As the property is changing from 2 flats to one house it is not considered that there will be a material change in parking demand that would affect highway safety or amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 11 November 2022

Authorised by: Gary Peck Date: 15 November 2022