Development Management - Delegated Officer Report

Application Number: AWDM/0887/19 Recommendation – APPROVE

Site: 22 Fairview Road, Lancing, West Sussex

Proposal: Lower ground floor front garage extension with new porch at first floor, balcony above garage with balustrade and steps, new front boundary wall with pier height of 1.25m.

Date of site visit: 24.06.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a brick built dwelling on the north side of Fairview Road. The dwelling is elevated above street level and the dwellings opposite on the south side of the road. As existing the property has a driveway to the western side of the site which has level access from the highway. To the eastern side the property frontage is lawn in a 'mound' elevated from street level to meet the front entrance to the property. There is a low level retaining wall to the property frontage. The street comprises of various styles of property with many properties being remodelled and extended. The use of render, brick and stone cladding are all visible within the street scene with differing fenestration detailing and finishes.

Consent is sought to level the property frontage and add a flat roof garage extension to the front at lower ground floor. The structure will project to the property frontage by 7.6 metres in total with part of the roof being used as a balcony with balustrade up to 3.2 metres. Access to the balcony will be from the existing French doors. The access steps to the front door will be reconfigured with a proposed porch of flat roof design within the existing recess. Also proposed is a front boundary wall 1.25 metres high with a new access to the eastern side of the frontage the access is shown at 5 metres in width.

The proposals set out above are the amendments to the original submission. This showed an in/out driveway arrangement, which it was advised by West Sussex County Council could not be supported. The original proposals also included a deeper balcony area above the garage. This has been reduced to be in line with the adjacent projection at no. 20 in terms of both visual and residential amenity.

Consultations

West Sussex County Council: The **Highways Authority**

This proposal is for a new garage extension with new porch and balcony and a new front boundary wall and access. The site is located on Fairview Road, an unclassified road subject to a speed limit of 30 mph.

A new access is proposed to create an “in-out” arrangement. The new boundary wall will give the existing access a width of 3.5m and the new access a width of 3.5m. The vehicle crossover (VCO) would be subject to a licence and constructed to a specification agreed with the Local Area Engineer.
The applicant should be aware that generally, second accesses are not permitted a licence unless significant safety or community benefits can be identified. This is in order to maintain as much on-street parking as possible. The Area Office for Adur & Worthing were consulted regarding a second access in this location and confirmed that a licence is unlikely to be granted for this proposal.
Visibility appears sufficient and an inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely, or that the proposal would exacerbate an existing concern. The applicant may wish to consider widening the existing access to the maximum allowable width of 6.4 m, to serve both the driveway and the garage.
Parking and turning
The proposed garage will have internal dimensions of approximately 4.45m x 6.4m. This meets the minimum internal dimensions for single car garages as set out in Manual for Streets. There appears to be sufficient space for on-site turning to be achievable. The “in-out” arrangement will allow for vehicles to exit the site onto Fairview Road in a forward gear.
Conclusion
The LHA does not consider that the proposal would have ‘severe’ impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. However, the applicant should be aware that a licence for a vehicle crossover is unlikely to be granted for this proposal.
If the LPA are minded to approve the application, the following informative should be applied:
Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.
Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Lancing Parish Council: - No objection

Representations
Email representation received from owner/occupier of no . 23 Fairview Road. The additional entrance opposite out difficult entrance will make access for us easier and

for no. 22. A positive move. Concern though about the replacement front lawn with hard landscaping increasing water run off from higher site into road and down into our frontage. With our frontage being the lowest point in the road when the drains are full water runs off and down into our front drive when there are heavy rain showers, this can reach our front door. Additional sumps or porous surfaces in the new development would go towards addressing this issue.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The works to the property will be clearly visible within the street scene and prominent due to the elevated ground level. The front garage projection is large and of flat roof design and proposed in render which differs from the host building which is brick. It is considered that in this case this can be supported. Front garages such as this are common features within the street scene and no. 24 to the west has a large front garage, others are visible along the street. The use of render is acceptable due to the variation in use of materials in the street the use of a different material to the existing brick will give variation to the building and add a new contemporary feature, this combined with the balustrade above will not be out of keeping, balconies and raised terraces are also common features along this street due to the elevation position. The setting back of the balcony in line with the projection at no. 20 improves the visual appearance of the development and is an improvement to the original submission.

The proposed front wall is not overly high and will match the adjacent wall at no. 20. It will give rise to a new front driveway with turning space. This will be in keeping with the street scene and will enhance the property frontage.

Residential amenity

The dwelling to the west will not be significantly affected by the proposals as the existing front projection at the application site on the west side will screen the proposed porch and balcony area. The garage is set away from the boundary and therefore no loss of light, privacy or overbearing impact will occur.

To the east is no. 20. This building has recently been remodelled and represents a substantial development. The front garage projection will extend further than the adjacent building however as stated above garages to property frontages are commonplace here. The extension being flat roofed and ground floor level only will not be detrimental in terms of loss of light or overbearing impact to the adjacent dwelling. It is also adjacent to the integral garage at no. 20. The amended plans show the balcony area set in line with the front projection at no. 20. This will therefore remove any potential direct overlooking between properties. However it is noted that a front balcony is not a private space and property frontages are not private either, however overlooking to directly adjacent windows would not be acceptable in this case. The amended plans avoid any potential overlooking here. No privacy screens are necessary in this case. The relationship is acceptable in this case.

The representation received from the resident opposite with concerns with regards to drainage can be addressed with the condition attached below ensuring that the new driveway be constructed in permeable materials to allow sufficient drainage.

Highway Matters

Comments from West Sussex County Council are set out above. They have no highway safety issues with the proposed development and the proposed garage can provide an off street parking space if necessary. The second access has been removed as it was advised that support could not be given for the licence here. The single access has also been widened as advised by WSCC. In the light of the comments given and the changes made it was not deemed necessary to reconsult in this case. The informatives are attached below as requested.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No additional windows on the east or west elevation of the extension.
4. The driveway shall be constructed in porous materials to allow for adequate drainage and to avoid surface run off to the properties to the south.
5. The area of the flat roof to be used as a balcony shall not exceed 3.2 metres in depth and shall remain as such at all times unless otherwise approved in writing by the LPA.

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

1. Proactive with amendments
2. Applicant must obtain licence from highway for access.

Case Officer: Hannah Barker Date: 6th August 2019

Authorised by: Peter Barnett Date: 12 August 2019