Development Control – Delegated Officer Report

Application Number: AWDM/1359/12 **Recommendation – Approve**

Site: **32 West Lane Lancing West Sussex BN15 9RS**

Proposal: **Part retrospective application for minor material amendment to terrace of three houses (in place of existing detached bungalow) approved under planning permission L/35/04/TP (32-34 West Lane)**

Date of site visit: 11.12.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site consists of a rectangular-shaped site comprising the remainder of a much larger plot, originally 32 West Lane. To the north is a semi-detached, hipped-roof bungalow, No.30. To the south is the junction with Wraysbury Gardens, a cul-de-sac of new houses. The cul-de-sac wraps around to the rear of the site.

Planning permission was granted in 2004 for demolition of 32 and 34 West Lane and redevelopment to provide 11 houses with access road and 17 parking spaces. Following permission, No.34 was demolished; the access road (Wraysbury Gardens) formed and 8 of the houses having a 'backland' situation were constructed leaving No.32 in situ. The planning permission for the remaining terrace of three dwellings on the site frontage has remained extant. No.32 was recently demolished and construction commenced on the frontage terrace.

Retrospective consent is sought for a minor material amendment to the approved scheme (by the variation of condition 19 listing the approved drawings) for minor alterations to the building envelope and treatment of the elevations, namely:-

- Increase in width of terrace by 0.5m;
- Increase in depth of terrace by 0.3m;
- Increase in overall height by 0.4m;
- Amended fenestration
- Pitched-roof front dormer (in place of flat-roofed dormer).

The submitted Planning Statements explains the reason for the amendments as necessary to accommodate the requirements of Part M of the Building Regulations, dimensional coordination of brickwork and to overcome inaccuracies in the original site survey. The proposed elevational alterations are considered to better harmonise with the rest of the completed

development (Wraysbury Gardens), and also the recently completed semi-detached houses at 36 West Lane (ADC/0558/07 refers).

Pedestrian and vehicle access and parking are as originally approved under L/35/04/TP.

Relevant site history

L/35/04/TP – Demolish 2 bungalows and erect 11 houses with access road and 17 parking spaces.
AWDM/1282/12 – Application for a Non-Material Amendment following the grant of planning permission L/35/04 to include an additional condition listing the approved drawings. Approved 19.10.12

Consultations

West Sussex County Council:

The Highway Authority comments as follows: "*No changes are proposed to any of the access arrangements previously agreed in 2004. On that basis there would be no highway concerns with this proposal*."

Adur & Worthing Councils: The Contaminated Land Officer recommends a pre-cautionary condition relating to the potential for contamination.

Lancing Parish Council: No Comments.

Representations

None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of the development has been established under L/35/04/TP (part implemented). The relevant considerations are the effects on the residential and visual amenities of the locality.

A condition regarding potential contamination is considered unnecessary bearing in mind the application is part retrospective.

Visual amenity

The terrace appears as a prominent addition to the streetscene compared to the more diminutive scale of the traditional, hipped-roof bungalows to the north. However, it sits more comfortably with the development on the south side of the junction with Wraysbury Gardens (36/36a). Bearing in mind the hipped roof form, the increase in ridge height compared to the approved scheme is barely perceptible and does not significantly worsen its integration within the variety of dwelling types and style that make up this road.

The development is being carried out using materials to match the existing development in Wraysbury Gardens and 36/36a West Lane. Unusually, the fenestration pattern of this terrace as originally approved was not uniform and included decorative detailing around the windows. The latter was not adhered to in building out the terraces at the rear. As proposed, the fenestration pattern has a more traditional, repetitive rhythm. The re-constituted stone sill and brick on edge heads will match those used in Wraysbury Gardens.

Residential amenity

Owing to its increased width the proposed terrace is sited marginally closer to No.30 to the north (by 0.35m) than previously, and its overall height increased by 0.4m. However, a reasonable gap of 4.5m is retained between the buildings. The enclosing effect of the development is slightly increased as a result of the proposed amendment, but is not significantly worse than as originally approved.

Accessibility and parking

Access and parking arrangements are unaltered from the original consent. The pavement crossing serving plot 1 is in place, although the car barn (serving plots 2 and 3) has not yet been built.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. No dwelling shall be occupied until details of walls and/or fences have been submitted to and approved in writing by the local planning authority and such walls and/or fences as are agreed have been erected.
2. The dwellings shall not be occupied until the parking spaces, cycle storage facilities and access facilities shown on Drawing No: 0401-220/C approved under planning permission L/35/04/TP have been provided in accordance with construction details to be submitted to

and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the proposed dwellings.

3. The access to plot 1 shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 1 metre by 1 metre on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.
4. Implement landscaping scheme approved under L/35/04/TP
5. Remove 'permitted development' rights
6. Windows in side elevation to be obscurely glazed with fanlight opener
7. No new windows in sides of terrace
8. Details of surface water drainage scheme to be agreed and implemented
9. Permission relates to approved plans:

Site Location Plan	Date Received: 21 Nov 2012
Drawing No: 2294/01	Date received: 21 Nov 2012
Drawing No: 2294/02/B	Date Received: 21 Nov 2012

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.

Is recommendation contrary to letter(s) of representation?

Case Officer: Jo Morin Date: 17 Dec 2012

Authorised by: Gary Peck Date: 19 December 2012