Expiry Date - 06/05/2016

Development Control – Delegated Officer Report

Application Number: AWDM/0528/16 Recommendation – APPROVE

Site: 152 Brighton Road Lancing West Sussex BN15 8LL

Proposal: Application for a non-material amendment to previously approved AWDM/0980/15. Amendment: confirmation that 4.95m AOD as correct finished floor level for flood risk.

Site and Surroundings

The rectangular-shaped application site is 0.04 hectares in size and situated on the south side of Brighton Rd in the coastal suburban strip and backs onto Widewater. This area is predominately inter war suburban housing but has seen significant amounts of more modern and intensive infill on the south side of 3 storeys.

The pre-existing detached inter war vacant house has been demolished.

The site is adjoined to the west by a relatively new terrace of 3 town houses built in one of the more common forms preferred by developer along this coastal stretch of Lancing – 3 storeys with recessed ground floor given over to a garage and non habitable rooms and heavy dormers in the roof. It sits slightly behind No 52 to allow forecourt parking in front of the garages. At the rear the building is effectively 2 storeys and step down in a rear garden terrace and then to a jetty adjacent the Widewater. The facing flank of this neighbour is blank and the common boundaries formed by a substantial timber fence and supplemented by bushes at the back.

To the east is a very similar property to No 52 but has been divided horizontally to flats and faced in painted render and hanging tiles. Its garage is paired with No 52's. It has also added a two storey rear extension. Its facing flank is blank save a ground floor widow to the bottom flat serving a reception area and ground floor glazed door also serving this area and a kitchen; frosted first floor window serving the upper flat and rooflight in the hipped roof.

The ground floor flat has access via stairs to a rear jetty area where a summer house has been built and also to a raised decked area between the flat and the garages and boundary wall and fence which is of a similar height to the garage's roof ridge. The decked area serves as a seating and play area. The upper floor flat has sole aces to the lawned garden immediately behind the house. A pair of high level windows in the kitchen area of the ground floor flat looks out to the lawn. A tall stepped fence following the ground levels marks the common boundary with No 52 beyond the garage and wall/.fence area close to the decking

Widewater is a saline lagoon and designated Site of Nature Conservation Importance.

The site and coastal strip sit in Environment Agency flood zone 3.

Parking bays sit outside the house and a bus stop is very closeby.

The A259 is a busy and wide coastal road.

Background

Permission was granted in 22.1.16 to Demolition of existing detached house and garage and erection of 2 no. 4 bedroom 3 storey houses under AWDM/0980/15.

The proposed dwellings would be built into the embankment appearing as 2-storey dwellings from the south (rear).

The accommodation (for each) would consist of an integral garage, utility/WC and entrance hall on the ground floor, with a kitchen/living/dining room and study/bedroom on the first-floor and 3 bedrooms and a bathroom on the second floor. Bi-folding opening doors would lead from the south-facing master bedroom on the second-floor onto a 1 metre deep balcony structure with glazed panels and privacy screens on either side.

The building would be 13.2 metres wide and 11.5 metres deep (excluding rear balcony). It would have a part-pitched (barn ended on flanks) part-flat roof 12.6 metres high (from Brighton Road) with a central front gable feature projecting above the main flat roof).

In views from the front, the sloping roof on either side of the central gable feature would appear part-hipped to the east and west side and 2-storeys at the rear.

The eaves height would increase to a maximum 7.8 metres on the east and west side elevations.

Only windows serving non habitable rooms are in the flanks and these are obscure glazed, with building orientated north south.

There would be a gap of 900 mms between the flank walls of the building and the side boundaries with stepped access to the rear.

The proposed dwellings would be positioned between 3.2 and 5.2 metres from the back edge of the pavement with front entrances from Brighton Road.

The front gable feature would be positioned forward of the main front elevation of Waters Edge by less than 0.5 ms and behind No 154 by less than 1.5 ms , The rear would align with both neighbours and sit back 12ms

from Wide Water, stepping down through the sea defence embankment in a series of terraces .

The approved building is faced in weatherboarding on the gable and brick on the main front elevation with weatherboarding to the side and concrete tiled roof.

Waste bins would be sited in the small forecourts

The existing garage would be demolished.

Boundary treatment and landscaping is described as timber fences but not detailed.

The application was accompanied by a Flood Risk Assessment.

Condition 6 states;

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

- *Habitable Levels to be set at 300mm above the 1 in 200 CC (5.4mAOD) level and sleeping accommodation 600mm above this level.*
- *Identification and provision of safe route(s) into and out of the site to an appropriate safe haven (as detailed on page 9 (6.1.3) of the FRA).*
- *Other mitigation measures detailed in the FRA.*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority, and shall be retained thereafter.

The Proposal

The submission describes the changes as follows;;

- Confirmation of 4.95m AOD as correct Finished Floor Level for Flood Risk
- Design changes Amendments to materials to provide natural timber in place of cement boarding
- Slight changes to positions of some external windows and doors
- Provision of light-well window in patio into ground floor office

As a consequence Dwg 2365/02C would be replaced by Dwg 6313/L(01) 001B and condition 5 amended accordingly.

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Consultations:

Environment Agency: *We have no objections to the wording of condition 6 being amended to state that all habitable accommodation shall be located above 4.95m AOD.*

Finished floor levels

The approved Flood Risk Assessment (FRA) (RGP Design ref. D1003/FRA/1.1) does not appear to state a clear 'design flood level' on which to base finished floor levels.

The wording of the extant condition was based on the 0.5% AEP (annual exceedance probability, or chance in any year) flood level, taking into account the impacts of climate change.

However, it is clear that a finished floor level of 5.7m AOD for habitable accommodation is not realistic with regards to the context of the proposals and the approved plans.

The amended finished floor levels for habitable rooms are proposed 0.7m above the undefended 0.5% AEP level, and substantially more resilient than the level of habitable rooms at the existing dwelling. Therefore, we are satisfied that the proposals will not result in an unacceptable risk from flooding.

As the first floor level will still be below the extreme 0.5% AEP flood level, taking into account the impacts of climate change, it is important that the mitigation measures within the approved FRA should be followed. In particular, a Flood Plan should be prepared for or by the households, including a safe refuge on the second floor in times of flood.

Advice on producing Flood Plans is accessible here:

https://www.gov.uk/prepare-for-a-flood/make-a-flood-plan

If I can be of any further assistance, please do not hesitate to contact me.

Planning Assessment

Planning Assessment

The working tests of non-materiality are: is the proposal of substance, significance and consequence?

The habitable room level was set by condition 5 following Environment Agency advice at (5.4mAOD) level and sleeping accommodation 600mm above this level.

This was contrary to the submitted plans and the established benchmark along this stretch of road but the applicant agreed to this.

The revised level is set at FFL of the houses at +4.95m AOD in the new application as shown on the original drawings.

The Environment Agency has agreed to this as being adequate.

The internal changes to layout do not impact on the quantum, mix or amenity of the accommodation offered.

The external changes improve the appearance of the building but are minor.

No impact on neighbour amenity would result.

Recommendation:

Approve as the proposal will not materially change the proposal or its impacts.

New Plans

6313/L(01) 001B

Old Plans

Dwg 2365/02C

Condition 5

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and approved drawings and the following mitigation measures detailed within the FRA:

- Habitable rooms Levels to be no less than at 4.95 ms AOD as shown on drawing 6313/L(01) 001B .

- Identification and provision of safe route(s) into and out of the site to an appropriate safe haven (as detailed on page 9 (section 6) of the FRA).
- Other mitigation measures detailed in the FRA.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority, and shall be retained thereafter.

Delegated

Case Officer signed: *P Devonport* *Date: 4.5.16*

Authorised and signed by: Gary Peck Date: 10 May 2016