**Expiry Date -**

# Development Control – Delegated Officer Report

**Application Number:** **Recommendation – APPROVE**
**AWDM/0752/13**

**Site:** **16 Old Shoreham Road Lancing**

**Proposal:** **Conversion of dwellinghouse to form two dwellings together with new vehicular access onto Old Shoreham Road (Resubmission of AWDM/1368/12)**

Neighbours checked: Y

Additional neighbour notifications: N

**Proposal, Site and Surroundings**

The proposal is for the subdivision of the plot to create 2 dwellinghouses (1 x 2 bed and 1 x 1 bed), alongside a new vehicular access onto Old Shoreham Road.

The application property is one of a pair of two-storey inter-war properties occupying a corner site fronting the busy A27. It has been extended off its side, at two-storey. There is a single storey garage at the end of the garden. A pedestrian crossing is immediately in front of the application site.

The surrounding area is an outer suburb of Lancing, residential in its character.

**Relevant Planning History**
AWDM/1368/12
Conversion of existing dwellinghouse to form two dwellings together with new vehicular access onto Old Shoreham Road
Withdrawn 21.03.2013

**Consultations (summarised)**

**West Sussex County Council** *(consultation response from AWDM/1368/12)***:**

> *The new access should be constructed in crossover construction in accordance with the specification obtained from WSCC. I would also seek that the driveway is constructed in a bound material and not left as a loose material that may then be carried onto the public highway.*
>
> *The additional dwelling is to be situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The proposal would also not be anticipated to generate an increase in vehicle movements with respect to the residential use, and the peak*

*usage times would not be expected to coincide with peak traffic levels in this area.*

*If the LPA are minded to approve this application a condition securing the new access and cycle and vehicular parking should be included.*

| | |
|---|---|
| Net Population Increase | 0.8 |
| Net Parking Spaces | 2 |
| Net Commercial Floor Space sqm | 0 |
| Total Access (commercial only) | 0.0000 |
| Number of fire hydrants | 0 |
| **Total TAD Contribution due** | |
| | **£1,400** |

***Environment Agency:***

*No objection in principle to the proposal as submitted but we would, however, wish the following to be taken into consideration:*

*We are aware of the drainage problems experienced in this area over Christmas 2012. Although this has not been assessed as part of the Flood Risk Assessment submitted with the previous planning application AWDM/1368/12 (dated January 2013) we do not wish to object on drainage grounds as this proposal will have the same footprint as the existing development. We would however, recommend that works are carried out to ensure the existing soakaways remain effective.*

*There remains a residual risk of tidal flooding from the River Adur, which may result in internal flooding of habitable areas. The existing defences, and those proposed as part of the Tidal Walls Scheme mean this risk is reduced. In addition, the proposed development will provide safe refuge above the predicted flood depth.*

*We would suggest that an emergency flood plan be drawn up for this proposal to further manage the risks to this site. We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network*.

***Lancing Parish Council:*** *No objections*

***Worthing and Adur Councils:*** **Environmental Health:** *With regards ventilation, during hot summer nights most people will open windows for thermal comfort, the extra air movement having a cooling effect. Because of road noise the windows of this bedroom will need to remain closed and the proposed trickle vents and passive acoustic air vent would not provide sufficient air movement to have a cooling effect. For this reason I would request forced air ventilation.*

*Forced air ventilation can be achieved by simply adding a fan to an acoustic passive vent in order to ensure air is blown into the room, I have attached photographs of this method used on a development on Surry Street, Shoreham. I would ask that the vent is placed high in the room where it is unlikely to be obstructed by curtains or furniture. It can be wired so residents can turn it on and off as desired.*

*Please can we get confirmation on what glazing they are proposing for the bedroom, enhanced glazing or secondary glazing to the existing windows and then make it a condition of any permission granted along with forced air ventilation.*

*If this is done I can confirm there would be no EH objections to the application.*

*Please include the forced air ventilation for the room facing the A27 and the secondary glazing as detailed in the acoustic report.*

*Contamination officer requests precautionary contamination condition*

**Representations**
None

**Relevant Planning Policies and Guidance**

Adur Local Plan (WBC 2003) (saved policies): AG1, AG3, AH2, AH3, AH5, AH6, AH7
National Planning Policy Framework

**Planning Assessment**

***Principle***

Whilst this subdivision would involve the loss of a 3 bed property, a large 2 bed property with immediate access to a private rear garden would be retained, offering accommodation suitable for a family.

There is housing demand and need in Adur District Council, and the additional unit would positively contribute toward meeting this by expanding the housing choice in the immediate area.

***Visual amenity***

There is little physical change to the appearance of the site, although the loss of some of the front wall is regrettable. The garden at the front is currently hard landscaped so turning this over to driveway would make little appreciable difference visually.

***Residential amenity - neighbours***

The more intense use of the plot would not be harmful to immediate residents by way of noise and disturbance as the total occupancy of both buildings would be comparable to a ‘full house’ of the current property, which is a large 3 bed. The use of both new properties would remain domestic in its nature.

***Residential amenity – future occupiers***

Occupiers of both new properties would benefit from satisfactory internal layouts with private rear gardens and room sizes that mostly meet the Council's adopted standards (some marginal lapses reflect the inherent constraints of a conversion). The garden area for the 2 bed dwelling has been improved since the previous withdrawn scheme by showing the rear garage demolished.

The application site is located along a heavily used trunk road and so future occupiers would be susceptible to intrusive noise harmful to their future living conditions if not mitigated by suitable acoustic ventilation, in line with recommendations from Environmental Health. This can be secured by condition.

***Flood Risk***

The site falls within Flood Zone 3, the highest category of flood risk. In the submitted Flood Risk Assessment the sequential and exception tests are presented on the basis that the flood defences would not fail.

Despite planning officer reservations that other sites in the district at lower flood risk are available to develop for housing before this site, the Environment Agency has not objected in principle to this conversion due to the risk being mitigated by the flood defences. Also relevant is the fact that the number of occupants of the conversion would be equal to the current property being at 'full house', so human health would be put at no greater risk than at present.

The proposed conversion would involve private households of limited occupant numbers, all of whom could escape to the upper floors of the building in the event of a severe flood. The value of requiring the applicant to devise an evacuation plan as suggested by the Environment Agency is therefore questionable, and the local planning authority would not enforce this by way of condition. And even if the flood defences failed, the site is located on the outer edge of the flood risk zone.

The proposal also involves a small increase in the amount of permeable surface area by way of the removal of a domestic garage. All new hard standing can be made permeable/porous in its construction. Both would assist with the issue of drainage and surface water runoff raised by the Environment Agency.

Under these circumstances, although there are failings in the issues addressed by the Flood Risk Assessment, there is sufficient reason to judge that no additional human health would be put at risk from this development and that no material exacerbation of flood risk would occur.

***Parking and Accessibility***

The larger of the new dwellings (2 bed) would benefit from a single off-site parking space by a new vehicular access. The smaller dwelling would use the existing hard standing and access to benefit from a single space on site.

This provision of parking is considered acceptable in this location where surrounding streets have some capacity to accommodate the parking demand generated by this proposal. There is also capacity in the rear gardens to store bikes, if the future occupiers wish to do so.

The new vehicular access would achieve a standard of visibility that raises no highway safety concern.

This proposal is accompanied by a completed TAD contribution of £14,000 secured by legal agreement with the Council. This was requested by the Highway Authority as mitigation against the additional demand on the local highway network generated by this proposal.

**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 Local Plan (AG1, AG3, AH2, AH3, AH5, AH6, AH7) and those relevant policies of the National Planning Policy Framework.

**Subject to the Section 106 agreement and the following conditions:-**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans (except where specified otherwise in a condition imposed on this decision notice):-

Drawing No. 12.10.01/1 titled Site Location Plan date valid 19-06-2013
Drawing No. 12.10.01/4A titled Site Block Plan date valid 19-06-2013
Drawing No. 12.10.01/3 Rev E titled Proposed Plans and Elevations date received 18-07-2013

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external materials and finishes of any making good of the dwellinghouse buildings shall be completed to match in design, colour, bond and texture those of the existing building.

Reason*:* In the interests of visual amenity and to comply with saved policy AH2 of the Adur District Local Plan.

4. The one bed dwellinghouse shall not be occupied unless the boundary fence demarking the subdivision of the rear garden has been erected on site in accordance with the approved plans and it shall thereafter be retained permanently.

Reason: In the interests of amenity and to comply with AH2, AG1 of the Adur District Local Plan.

5. The one bed dwellinghouse shall not be occupied unless the parking spaces and access facilities shown on the approved plans have been provided on site. 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 dwellinghouses concerned.

Reason*:* In the interests of amenity and highway safety having regard to the National Planning Policy Framework.

6. The one bed dwellinghouse shall not be occupied unless the garage building existing on the application site at the date of this permission has been demolished, the debris removed from the site and the site cleared.

Reason*:* In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.

7. The two bed dwellinghouse hereby approved shall not be occupied unless the bedroom facing the A27 has been provided with forced air ventilation (by method of adding a fan to an acoustic passive vent positioned high in the room in order to ensure air is blow into the room) and secondary glazing is provided in full accordance with the *Acoustic Associates Sussex Ltd Transportation Noise Assessment (Residential Development)* submitted on 19th June 2013. These measures shall remain in situ at all times thereafter.

Reason*:* To protect future occupants from traffic noise in the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.

8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the dwellinghouses shall not be extended/altered and/or any incidental building over 5 cubic metres in volume erected within their curtilages.

Reason: In the interests of amenity and the environment having regard to saved policy AH2 of the Adur District Local Plan

9. Notwithstanding the submitted drawings and provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected or constructed within the curtilage of any dwellinghouse forward of any wall of that

dwellinghouse which fronts or faces any existing or proposed highway (including a public path).

Reason: In the interests of visual amenity and to maintain the visual character of the area having regard to saved policy AH2 of the Adur District Local Plan.

10. All new hard standing with the curtilages of the dwellinghouses hereby approved shall be of porous and/or permeable construction.

Reason: To ensure the proposed development is adequately drained to avoid mitigation of flood risk to comply with The National Planning Policy Framework.

***Informative:***

*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 any representations? N

Case Officer signed: Matthew Porter Date: 6-8-2013

Authorised and signed by: Peter Barnett Date: 7 August 2013