# Development Management – Delegated Officer Report

**Application Number: AWDM/1351/24 Recommendation – Approve**

**Site: Land between 76 and 78a Brighton Road, Lancing**

**Proposal: Proposed construction of 6no. townhouses and 2no. maisonettes (total 8no. dwellings), within four storey building. Application to Vary Condition 1 (Approved Plans) and Condition 3 (Material Finishes) of previously approved AWDM/1247/23. Amendment: Change material finishes of the exterior of the development.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 7 November 2023

**Proposal, Site and Surroundings**

This application relates to a 48 metre wide green swathe embankment on the south side of Brighton Road, east of the Old Salts Farm Road junction. The site fronts the A259 where there are houses either side, including three storey houses, and opposite, where there are houses and bungalows. It sits in front (north) of Beach Park caravan park beyond which is the sea.

The site is within flood zone 3a and the embankment acts as a sea defence.

Planning permission was granted under application reference AWDM/1247/23 to part excavate a 39m wide swathe of the embankment and to erect 6no. townhouses and 2no. maisonettes (total 8no. dwellings), within a four storey building. The ground floor will contain non-habitable accommodation, specifically garages, utility and storage. A bin store, cycle store and gym is shown in the central part of the building on the ground floor. The embankment will be retained either side of the building.

The building measures 11.7m high at its highest point, 8.8m to the parapet at 2nd floor and 11m to the top of the 3rd floor roof. It is to be finished in buff brickwork, metal cladding to the 3rd and 5th floors and to the oriel windows at 2nd and 3rd floor. Two parking spaces are to be provided for each townhouse, including within an integral garage. The maisonettes are to have one space each, with no garage, and are located within the central part of the building.

A terraced garden is to be provided at the rear for each unit with a rear roof terrace at 2nd, 3rd and 4th floor levels.

The houses sit off the east boundary with No. 78a by 3 metres. The existing right of way between the street and the caravan park, on the east side of the development, is shown to be retained.

To the west, a gap of 6 metres is left to the side boundary with No. 76.

The accommodation to be provided comprises 6 x 3/4 bed townhouses, 1 x 2 bed flat and 1 x 3 bed flat.

This application seeks permission to vary the external materials to be used. The approved plans showed a light brickwork with light grey metal cladding to window surrounds and for the top floor.

The proposed plans now show a mixture of copper cladding to the bays, with the remainder of the metalwork, including the cladding to the top floor, being dark brown aluminium. The applicant's agent has explained that the colours are different from the original as it was felt that most of the light-coloured buildings weather very poorly in this exposed location.

This report considers the change in materials only as all other aspects are as previously approved.

**Relevant Planning History**

AWDM/0372/19 - Erection of 6no. 3-bedroom semi-detached 3-storey town houses with integral garages and raised rear gardens – approved

AWDM/1247/23 - Proposed construction of 6no. townhouses and 2no. maisonettes (total 8no. dwellings), within four storey building

AWDM/0603/24 - Approval of Details Reserved by Conditions 4 (boundary treatment), 5 (hard and soft landscaping), 6 (foul and surface water details) and 11 (construction management plan) of AWDM/1247/23.

**Consultations**

None

**Representations**
None

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policies 1, 2, 3, 15, 18, 20, 22, 28, 30, 34 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (December 2023)
Technical Housing Standards – nationally described space standard (DCLG 2015)

**Planning Assessment**

Visual amenity and character

The scale and design of the building has previously been considered to be acceptable in this location where there is an increasing variety of buildings.

The proposed materials now show a brown palette in terms of the roof cladding, window surrounds, rainwater goods and garage doors. Lighter brickwork and cladding is proposed for the lower floors and will contrast well. Brown or darker cladding is evident elsewhere along this street and it is not considered that it would be out of character.

The change in materials is therefore acceptable.

**Recommendation**

**APPROVE - Subject to Conditions:-**

1. Approved Plans as submitted and previously approved
2. 3 year time limit from date of original approval AWDM/1247/23
3. Schedule of materials as approved
4. Details of boundary treatments as approved
5. Details of hard and soft landscaping as approved
6. Surface water drainage scheme as approved
7. The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:
   • A timetable for its implementation.
   • Details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
   • A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company
8. Prior to the first use of the development, a detailed verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved (in writing) by the Local Planning Authority. The verification report shall include a full set of “as built” drawings plus photographs of excavations (including soil profiles/horizons), installation of any surface water drainage structures and control mechanisms
9. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (ref: 16290/01/HOP/RPT/01, prepared by HOP, dated April 2023) and the following mitigation measures:

Finished Floor Levels for all sleeping accommodation shall be on the second floor or above and set no lower than 7.7m above Ordnance Datum (AOD).
This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.
The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

10. In accordance with approved noise protection scheme
11. Construction management plan as approved
12. Working hours 8-6 Mon-Fri, 8.30-1 on Saturdays
13. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose
14. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority
15. Garages to be for parking and domestic storage only
16. Flank windows obsc/1.7m cill
17. No new windows
18. PD restricted
19. ASHPs and solar panels as approved

***Informatives***

1. 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.
2. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.
3. The applicant is advised to contact the WSCC Traffic Regulation Order team (01243 642105) to obtain the necessary paperwork and commence the process associated with the proposed removal of parking bays outside the site. The applicant would be responsible for meeting all costs associated with this process. The applicant should note that the outcome of this process cannot be guaranteed.
4. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructurecharges.

5. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

   The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to any representations? N.

Case Officer signed: Peter Barnett Date: 3 December 2024

Authorised and signed by: Louise Prew Date: 3/12/2024