Expiry Date - 09/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0334/10 **Recommendation – Permit Application**

Site: **189 Brighton Road Lancing West Sussex BN15 8JB**

Proposal: **Replacement two-bedroom bungalow (retrospective)**

The Application

The application property is a small detached bungalow located on the north side of Brighton Road, close to the junction with Kings Road. The dwelling sits above the road level with the front garden secured by a 1.2m high retaining wall and accessed by a set of steps on the west side of the garden. Permission has recently been granted to demolish the retaining wall and excavate the front garden completely to form a new paved hardstanding for the parking of one vehicle (ADC/0241/10).

The dwelling had been undergoing extensive renovation works but as work progressed it became clear that a complete re-build was required. This application therefore seeks retrospective consent for a replacement dwelling on the same footprint and to largely the same dimensions as the original.

Consultations and Representations

Consultations/Comments

Adur District Council – The Environmental Health Officer states that previous acoustic surveys and calculations have indicated that this vicinity falls within NEC 'C' of PPG24 – new dwellings should not normally be permitted. However, in line with previous decisions, replacement dwellings are acceptable if suitable provision for acoustic attenuation is made for habitable rooms facing onto the A259.

In this case, the habitable rooms appear to be oriented to the rear of the property, so standard double glazing should be sufficient.

Lancing Parish Council – No objections

Third Parties

No representations received

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Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwellings and Flats'
'Good Practice Guidance Note: Internal Space Standards for New Homes'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies

Local Plan policy AH2 relates to housing development by way of infilling and redevelopment. It expects development to be designed so that its appearance, character and scale create a pleasant place in which to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout; no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or open amenity space; adequate access and parking arrangements and accordance with adopted standards.

Government policy in PPS3 encourages best use of urban land for housing development, particularly affordable housing, and a mixture of types to create a balanced community. It has recently been amended by the new Government to delete the reference to a minimum requirement of 30 dwellings per hectare.

Visual amenity and character

The scale and appearance of the dwelling is very similar to the dwelling that originally existed on the site. It has the same footprint and height as the original but uses modern materials and construction standards to meet the current Building Regulations. It has a plain render finish with a slate roof. It is considered that the dwelling has an acceptable appearance in the street scene.

Residential amenity

The dwelling is of the same size as the previous bungalow and does not therefore result in any increased impact on residential amenity.

Recommendation

APPROVE for reason that:-

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2PPi (amended) The development is within the built up area and replaces the original bungalow to a similar scale and footprint without detracting…..

Case Officer Peter Barnett Date 14 October 2010