Development Management – Delegated Officer Report

Application Number: AWDM/0636/15

Site: 6 Southdown Road Shoreham-By-Sea West Sussex

Proposal: Two-storey extension to south elevation to provide new reception area and fourth surgery for ground-floor dental practice and further residential accommodation on first-floor for existing 4-bedroom maisonette. (Amended plans received showing changes to design detailing/windows and fenestration changes)

Date of site visit: 9/6/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located on the eastern side of Southdown Road and comprises the southern half of a pair of semi detached Victorian houses. The building has three floors and is used as a dental practice on the ground floor and a maisonette flat on the upper floors. Distinctive design features of the building include front bay windows on all levels with a gabled roof, a protruding bay window in the rear roof space leading out onto a small balcony. There is an existing vehicular access from Southdown Road with a driveway leading with parking for the surgery to the front. There is a rear garden approximately 30 metres in length, with access from a rear access track.

The site is located in a predominantly residential area. The road is relatively narrow and tree lined on both sides. To the north, on the eastern side of the road, are large detached and semi detached dwellings of a similar era as the application building and containing similar features but of a range of overall designs. On the western side of the road, are a row of semi detached buildings of mixed design nearest the site and a row of more uniform terraced dwellings further to the north. There are purpose built flats opposite. Neighbouring the site to the south is a 2-3 storey complex of sheltered flats (St Paul's Lodge) with a large communal rear garden and some balconies.

Consent was previously granted and implemented for the removal of the garage to the side of the building and the construction of a two storey extension to the south east of the building and a single storey extension at the rear ADC/0168/07. The ground floor extension accommodated an additional dental surgery and ancillary space and the flat extension provided an enlarged kitchen. French doors lead from the kitchen onto the roof of the flat roof extension providing a balcony.

The site has also been subject to two planning applications in 2006, both to convert the surgery and maisonette into three flats and to erect two townhouses at the rear

(ADC/0084/06 and ADC/0196/06). The first application was refused on grounds that the design did not relate sympathetically to the existing building and Conservation Area, the size resulted in unacceptable effects on the residential amenity of neighbours and these was inadequate parking provision. The second application was also refused, by the committee, on the grounds that it was overdevelopment of the site and out of character with the locality and there was inadequate parking and manoeuvring space on site.

There is an existing two storey side extension at no. 8 the attached semi, this was permitted with a garage at ground floor in 1994 SU/72/94/TP.

Permission is sought in this case for a more substantial two storey side extension than that previously proposed. The proposal attempts to use the precedent adjacent at no. 8 to allow for a similar style of development, although the applicant's agent seeks to improve the existing building design in the new development.

Amended plans have been received as a result of discussions with the Planning Officers and the Conservation Architect to seek to improve the detailing of the design and soften the impact of the development upon the street scene. However the form and scale fundamentally remain as originally submitted.

The building comprises of a Dentists and a residential maisonette above. The applicant is the owner of the dental practice and lives above in the maisonette as stated in the agent's Design Statement. The Design statement also states that the proposal will provide 58m2 additional floor space to the Dental Practice and 58m2 additional floor space to the maisonette. It goes on to advise that the Dental Practice needs to expand in order to treat the increasing number of patients , the proposal will allow for a new surgery room and a larger reception area. "Due to the increase in patient numbers the Dental Practice would like to provide an additional surgery and more comfortable environment for patients waiting. The current reception room is small and dark and is not a good environment for patients requiring long surgery. Good practice also requires a separate sedation room for clients to relax in comfortable chairs. Currently this is undertaken in the surgery rooms. The proposal will also allow for a larger sterilisation room. These changes are considered essential in order to cope with the increasing number of patients and to allow the best care available."

The extension to the residential accommodation allows for increased living space.

The maximum width of the extension at the front of 4.5 metres, due to the bulk of the existing extension to the rear of the building this is reduced to 2.75 metres at the rear. The extension is 17.8 metres long and is set back from the front of the existing building by 2.1 metres.

The extension has been designed as two components when viewed from the side, this is to accommodate the existing roof lines and to reduce the bulk and stark appearance of a continuous block of building and roof. The extension shows a prominent 'timber framed feature wall' to the front which is to replicate the main feature of the building and also seeks to replicate the extension at no. 8. The main

entrance to the Dentists will be through the ground floor of the side extension at the front. A glazed canopy is proposed here.

The amendments sought by officers were mainly to the southern elevation as there were concerns relating to the impact of the proposed elevation when approached from the north. Despite much of this proposed elevation being screened by the adjacent wall and St Pauls Lodge the adjacent flatted development. It was considered that the front section would be prominent and that fenestration details should be sympathetic to the character and appearance of the existing building and the Conservation Area. The introduction of Conservation roof lights and full height recessed windows with cills and 'blocked up' window detailing are shown on the submitted drawings. Some landscaping is also shown to the property frontage.

Representations:

One email has been received from the owner/occupier of 22 Southdown Road, Shoreham-By-Sea. Object to the proposal. The site is within the Conservation Area as any development requires additional scrutiny . The property is commercial on a road that is residential. The property has already been extensively enlarged. This proposal is over development. The applicant is developing on a major commercial scale which is inappropriate for the Conservation Area. New development should complement and respect the amenity of neighbours particularly the enjoyment and peace of their external space, this development does not. The increased noise will impact on St Pauls Lodge and the adjacent neighbour. There are parking issues in Southdown Road heavy use of commuters and residents. There is insufficient parking on site for patients and staff and this is to be increased.

Consultations:

West Sussex County Council Highways Authority: -

West Sussex County Council was consulted previously on Highway Matters for this location under planning application ADC/168/07 for a proposed extension property. No highways objections were raised and planning consent was granted by the LPA. An additional extension was proposed and approved under AWDM/0333/12. Based on the documents provided it would appear the 2007 permission has been implemented, while the 2012 application has not.

This latest application seeks a more significant extension to that approved in 2012. The application form states that an extension of 58 sqm will be provided along with additional living accommodation on the upper floors. While the application form states that no parking will be lost as a result of the proposal after inspection of the site plan it does appear that one vehicle parking space will be lost, resulting in 4 parking spaces being provided within the footage of the site.

Given the small scale nature of the proposal and given the sites existing use and sustainable location no highways concerns would be raised in terms of highway safety or capacity. I would however provide the following advice for the LPA in terms of vehicle parking.

WSCC car parking standards for Dentist Surgeries is as follows; 1 space per practitioner, plus four spaces per consulting room, plus 1 space per 20 sqm of office space. Additional parking would also be required to serve the residential dwelling above, though it is assumed this is provided at the rear of the site.

While there is not enough information provided to calculate the required parking provision as a result of the proposal it is clear that the existing situation is under provided in terms of car parking compared to WSCC standards. While the proposal includes the provision of one additional consulting room and some additional ancillary space it would be difficult to substantiate that the proposal will result in a significant impact towards on street car parking given the existing situation. The site is sustainable located and accessible via walking cycling and public transport. I note that no cycle parking is provided at present, I would therefore advise that a secure and covered cycle parking provision be included should the LPA be minded to grant planning consent. Such a provision could be secured via planning condition with plans and details submitted to and approved by the LPA.

Environmental Health: -

With reference to the above application, as this site is in a residential area I would advise that all works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted.

Adur District Council Advisory Committee: - Approve

Council's Conservation Design Architect: -

"This is a pair of matching semi-detached properties, where no. 8 has already built a 2 1/2 storey side extension in a form and with detailing strongly influenced by the original building. In order to accept the design solution that the proposed extension at no.6 would rebalance the composition, it is important to detail the extensions in a very similar manner.

Firstly the existing pitch of the main roof should be carefully checked as it appears to be 45 degrees from the street views, not as drawn. The black and white timber details should match, and the front bargeboards should terminate in the same manner as the main roof gable. The central, first floor bay window should really be a single sash over a single sash as the subdivision of the equivalent window in the original building is achieved using three separate windows, and this detail would not work on a smaller side extension. The ground floor treatments will be different due to the uses and this will just need to be accepted."

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’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing commercial property with residential ancillary accommodation. The main issues for consideration here are: -Impact on the character and appearance of the Conservation Area, Impact upon residential amenity and the impact of the increased business floor space at the site. The needs of the applicant for the additional floor space are set out above.

Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. There is also support for the expansion and retention of an already thriving business in a sustainable location with the owners living on site.

Supplementary Planning Guidance is contained in DC Standard No. 3 ‘Extension and Alterations to Dwellings.’ This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

The site is located in the Shoreham-By-Sea Conservation Area. There is a statutory duty to have regard to the desirability of preserving or enhancing these areas. Local Plan Policies AB3-4 and AB6, aim to preserve and enhance historical and architectural qualities while allowing sympathetic new development and redevelopment. This is so that Conservation Areas remain alive and prosperous whilst retaining the special features and character which make them worthy of designation.

Visual amenity and Impact on the Conservation Area

The proposed extension is very prominent and clearly visible within the street scene and the Conservation Area. The architect has designed the proposal to provide a subservient feature that matches but does not overly compete with the main building. The set back and reduced width and height of the extension allow for it to be subordinate. In addition the intricate design detailing contributes to the recommendation in favour of such a proposal which is considered to be a relatively large feature within the Conservation Area. The existing precedent set by the extension at no. 8 is also of significant weight here. It is therefore considered, on balance that the proposed extension is acceptable in terms of its impact upon the character and appearance of the existing building and Conservation Area. Despite its prominence, in the light of the high quality design detailing and use of materials,

secured by condition below, the proposed extension will provide a feature that preserves the character and appearance of the Conservation Area.

Of note here is the intensification of the business use within the Conservation Area. This is already an established business and it is considered that the increased floor space will expand the business and intensify the use of the site. However again, on balance such an increase would not be such to warrant a refusal in this case in terms of its impact upon the character of the Conservation Area. There is as existing traffic generation and activity in association with this property.

Residential Amenity

The main properties to be affected by the proposed development are those opposite the site and adjacent at St Paul's Lodge. Although the development will be visible within the street scene, the dwellings opposite are set back from the highway and there would be no adverse impact with regards to loss of light or overbearing impact.

The flats adjacent to the south have secondary windows which face onto the side of the application site. These do not serve habitable rooms and therefore there is no adverse impact. The balconies to the front are close to the adjacent extension and roof lights serving the residential accommodation however due to the relative building heights and positions it is not considered likely that there would be any significant loss of privacy between the balcony areas adjacent and the residential accommodation at first floor. There will be some loss of aspect and views to the north by the occupier of the balcony adjacent to the application site. This is regrettable however is not such to warrant a refusal in this case.

Intensification of Business Use and Highway Matters

As stated above the proposal does result in increased traffic generation and activity in association with the existing business. An objection has been received from a local resident in relation to this issue (amongst other concerns) West Sussex County Council has commented that the existing parking provision is below the standards advised by WSCC. There are 4 parking spaces as existing to the front and a garage to the rear. The advice given by County states that "it would be difficult to substantiate that the proposal will result in a significant impact towards on street car parking given the existing situation." It is noted that this location is highly sustainable being adjacent to the train station, on bus routes and easily accessible via bike and on foot. It is advised that a condition is attached to make provision for cycle parking at the site.

The County consider that "given the small scale nature of the proposal and given the site's existing use and sustainable location no highways concerns would be raised in terms of highway safety or capacity."

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Location Plan: - received 14th May 2015
   Proposed Second Floor Plan: - received 14th May 2015
   Existing Ground Floor Plan: - received 14th May 2015
   Proposed Floor Plans and Elevations: - received 29th September 2015

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

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. Prior to commencement of works a schedule of materials and detailed drawings and sections shall be submitted to and approved by the LPA. To include, details of the glazed canopy cover, wooden supports, decorative gable timber framed feature wall.

   Reason: - In the interests of visual amenity and to preserve the Conservation Area and to comply with saved policies AH7 of the Adur District Local Plan.

5. Bonnet roof tiles shall be used for the ridge of the extension hereby permitted with samples to be submitted and approved by the LPA

6. All windows in the extension hereby permitted shall be wooden vertical sliding sash with stone cills to match existing, this also includes the cill detailing on the 'blocked windows' on the south elevation. (other than the casement windows to the rear elevation and the conservation roof lights) Prior to commencement of works details shall be submitted to and approved by the LPA and work shall be carried out in accordance with such approved details.

7. The first floor maisonette shall remain as one single unit of accommodation and no additional dwelling unit shall be created at any time without prior consent from the LPA.

8. All works of construction, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
   Monday - Friday 08:00 - 18:00 Hours
   Saturday 09:00 - 13:00 Hours
   Sundays and Bank Holidays no work permitted.

9. Secured and covered cycle parking

10. Landscaping secured.

Informative

1. Proactive Statement – amendments

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Hannah Barker Date: - 26th October 2015

Authorised by: Jo Morin Date: 26.10.2015