Development Management - Delegated Officer Report

Application Number: AWDM/1787/18 Recommendation – Approve

Site: 4 Kings Crescent, Shoreham-By-Sea

Proposal: Amendment to AWDM/0776/17 for one roof lantern to rear (north) roof slope to approved 1-bedoom end-of-terrace dwelling.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached dwelling on the corner of Kings Crescent and Fishermans Walk on Shoreham Beach. Planning permission was granted in June 2015 for the construction of a new dwelling attached to the side of the existing house, to match the existing pair and to form a terrace of three houses (AWDM/0523/15). The accommodation to be provided consisted of a garage and kitchen on the ground floor (i.e. non habitable accommodation) and a bedroom, bathroom, lounge and study at first floor. A conservatory was to be attached to the side wall of the proposed dwelling.

A subsequent application amended the design to replace the conservatory with a utility room of solid construction (AWDM/0776/17).

A further application to incorporate two flat roofed dormers in the front roofslope with two rooflights in the rear was refused earlier this year (AWDM/1069/18).

This application seeks to amend the design to construct a roof lantern in the rear roofslope, measuring 0.5m high, 0.6m deep and 1.3m wide.

Relevant site history

See above.

Consultations

West Sussex County Council – The ***Highway Officer*** advises that the Local Highway Authority (LHA) was consulted previously on Highway Matters for this location under planning application nos. AWDM/1069/18, AWDM/0523/15 and AWDM/0776/17 to which no highway safety concerns were raised. The latest application, AWDM/1069/18 for the addition of a second bedroom in the roof was refused by the LPA.

This application is not anticipated to result in any highway safety concerns and as such, the LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not

contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils – The ***Environmental Health*** Officer has no objection.

The ***Engineer*** advises that this minor amendment will not affect drainage, therefore no further comment.

Southern Water – requests usual informatives

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 18, 20, 22, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (July 2018)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises new housing development located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance the surrounding area and the flood risk implications of the development.

Visual amenity

The proposed dwelling, as approved, would largely match the size and appearance of the existing dwellings, being 5.8m wide and with similar window, door and porch arrangements. It would leave a distance of 6.1m to the side boundary at first floor level (3.3m at ground floor) and will not appear cramped or out of character in the street scene. On the opposite corner to the west, 6 Kings Crescent has a distance of 5m to the boundary so there will be no unacceptable closing of the space on this corner.

The front elevation will be unchanged and the rear elevation only changed by the addition of the small lantern, with dark grey framing and tinted glass. Being at the rear it is not expected to have a significant visual impact on the street scene.

Residential amenity

The proposed rear roof lantern would be positioned high up the roofslope and will face towards the blank side wall of 13 Fishermans Walk only. It will not result in overlooking or a loss of privacy.

The proposal will result in the provision of a second bedroom, within the loft space. While it will be a restricted space due to being within the roof eaves, the usable floor area above 1.5m high headroom does measure approximately 7m2 and is considered to be satisfactory.

Parking and access

The new dwelling will have use of the existing garage currently serving No. 4, but this means there will be no parking for the existing dwelling, which is increasing the number of bedrooms to two. However, there is considered to be sufficient on-road parking space available, as well as use of a layby in front of the terrace. The site is in a sustainable location, within walking distance of public car parks, and has close links with the public transport network. The proposal is not anticipated to generate a material increase in vehicle movements over and above what currently exists and the peak usage times would not be expected to coincide with peak traffic levels in this area.

There is no highway objection to the proposal and amenity impacts of on street parking are not considered to be so significant as to warrant refusal on this ground.

Flood Risk

The site lies within Flood Zone 3 defined by the Planning Practice Guide to the National Planning Policy Framework (NPPF) as having a high probability of flooding. The applicants have previously submitted a FRA prepared which confirms that all habitable accommodation (bedroom/lounge) will be on the first floor at least 5m AOD. While the kitchen and utility on the ground floor will flood during an extreme event, safe refuge will be able to be provided at first floor level within the house. The house will also be constructed to incorporate flood protection measures such as bringing down electrical services from ceilings, solid concrete floors and wiring and power outlets 600mm above floor level.

Recommendation

APPROVE subject to previous conditions

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

Case Officer: Peter Barnett Date: 8 January 2019

Authorised by: Gary Peck Date: 8 January 2019