Development Management – Delegated Officer Report

Application Number: AWDM/1553/24 Recommendation: Approve

Site: Development Site At 26 And 27 East Street And 3 To 9 New Road, Shoreham-by-sea

Proposal: Application to Vary Condition 1 (Approved Plans) of previously approved AWDM/1419/23. Amendment: changes to central parking area and side extension to butchers shop, replacement walkway/twitten. First floor extension shown and fenestration changes to flat (R6). New windows and new balcony and flat roof extension with raised parapet and render banding detail to R6.
ORIGINAL DESCRIPTION: Partial redevelopment and alterations to include conversion of the former bank premises and flat to form 3no houses; replacement of garage and outbuildings to north of bank with shop and maisonette; partial demolition of 7/9 New Road with first floor extension to form a one bed flat, retaining ground floor commercial premises and shopfront; alterations and rear extension of 3 New Road to form a 3-bedroom house with garden.

Date of Site Visit: 28 January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a number of buildings in East Street and New Road and the land at the rear of those buildings. The buildings in East Street are former bank premises (26 and 27 East Street) and garage and outbuildings to the north of those buildings. In New Road, there is an existing cottage (No.3) and premises at 7-9 which comprise a former butcher's shop on the ground floor with residential above. At the rear there was a block of 12 garages, now demolished.

Planning permission has been granted under AWDM/1419/23 for:

- Conversion of the former bank into 3no. townhouses over 3 floors, including
- Demolition of the garage and outbuildings to the north and construction of one/two ground floor commercial units with 2-bed maisonette above
- Extension and refurbishment of 3 New Road
- Removal of rear additions at 7-9 New Road and form new first floor extension to provide a 1 bed flat over the commercial floorspace below

The site lies in the heart of Shoreham, opposite the Grade I listed St Mary's Church. There is a grade II listed building at 29 East Street to the north of the site as well (Church House dental surgery). The site is within Shoreham Conservation Area.

Work is well underway and this application seeks amendments to the original permission as follows:

- Removal of walkway/twitten through the site between East Street and New Road
- Changes to the central parking court to increase the number of spaces from 5 to 8
- Proposed change to the design of the new flat above the former butcher's shop - new extension to provide rear balcony; Retention of existing additions and construction of flat roofed first floor extension above rather than pitch roofed.

Planning History:

ADC/0485/08 - Partial redevelopment and alterations to include conversion of upper floors of bank to 3 flats; replacement of garages to N. of bank with shop and maisonette; partial demolition of 7/9 New Road and extension and alteration to form cottage (retaining shopfront); partial demolition of 3 New Road and alteration into a two-bedroom house with rear garden; formation of two-bedroom maisonette over accessway; demolition of 12 garages at rear and construction of terrace of 4 two-bedroom cottages and 12 parking spaces (26-27 East Street and 3-15 New Road) - approved

ADC/0551/08 - Demolition of garages and shed to north of 26 East Street and block of 12 garages to rear of 5-9 New Road and partial demolition of 3-9 New Road (application for Conservation Area Consent) - approved

AWDM/1419/23 - Partial redevelopment and alterations to include conversion of the former bank premises and flat to form 3no houses; replacement of garage and outbuildings to north of bank with shop and maisonette; partial demolition of 7/9 New Road with first floor extension to form a one bed flat, retaining ground floor commercial premises and shopfront; alterations and rear extension of 3 New Road to form a 3-bedroom house with garden - approved

AWDM/1492/24 - Proposed 2no. detached dwellings and associated landscaping and parking - under consideration

Consultations:

West Sussex County Council: For the current submission, the proposed amendments appear relatively minor from a highway safety point of view. The central parking area has been amended to incorporate additional parking, and the proposed layout appears acceptable. Two additional houses are proposed under a separate application, and this has been assessed separately by the LHA also.

Adur & Worthing Councils: The ***Environmental Health*** **(Public Health)** officer has no objections.

Sustainable Drainage: Following a review of the submitted information, we have noted a change in the proposed plans, specifically the permeable and impermeable areas, that will influence drainage. We would recommend the application is not approved until updated drainage drawings and calculations are submitted to demonstrate the proposed changes will not increase flood risk to the site and elsewhere

2nd Response: We note that drainage details were conditioned for the original application under Condition 6 and that this condition has already been discharged. Therefore, we are happy for the updated information we require to be conditioned again.

Southern Water: No objections

Adur District Conservation Advisory Group: Approve

Representations

1 letter of support received

Relevant Planning Policies and Guidance
Adur Local Plan 2017 Policies 2, 3, 4, 11, 15, 16, 17, 18, 19, 20, 22, 27, 28, 30, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'; No.2 'Extensions and Alterations to Dwellings'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (2024)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

Permission has been granted for the development and the principle does not need to be revisited.

The main consideration is the impact of the proposed design and layout changes on the character and appearance of the development, the Conservation Area and residential amenity.

Visual amenity/Impact on setting of Conservation Area and Listed Buildings

There are no design changes to the East Street buildings.

In New Road, the refurbishment and extension of the small cottage has been completed. The removal of the additions at the rear of 7-9 New Road and the construction of a new first floor side extension over the shop as approved was considered to provide a more cohesive endstop to the terrace and an improvement to the appearance from the street.

The current plans have been amended to remove the pitched roof extension over the butcher's shop and to replace it with a flat roofed extension. As approved, this building was to be squared off with the existing side extensions and later additions removed. The current plans now show the retention of the existing angled wall and the flat roofed two storey extension at the side but with its appearance to be improved through a new rendered finish and parapet wall.

The current proposal is not considered to be as successful visually as the approved scheme but the applicant and their architect have written to justify the amendments. They have advised that the original approved scheme has turned out to be both financially and structurally unviable. The current proposal now seeks to provide a small triangular side extension to the first floor flat over the shop to provide a better 2 bed unit (rather than 1 bed as approved) which is structurally achievable and far more viable. In terms of the new extension, the architect has stated:

"*The existing roof cannot be extended in the same way, as the new first floor structure diminishes towards the rear so this would no longer be possible due to its geometry. We can, however, add a parapet wall to the front and side elevations which basically lifts the existing parapet on the front elevation from 1st floor to roof level. This can be continued on the side elevation and will provide a traditional, attractive and comprehensive solution which tidies up the existing group of structures. This would be detailed in sympathy with the rest of the building with matching corbels etc*."

The Council's Conservation Architect has considered the latest plans and this justification and has advised that, while not as visually pleasing as the approved scheme it is an improvement on what is currently on site. As such, it can be considered to preserve or enhance the Conservation Area and can be supported.

Residential amenity - proposed occupiers

The 2-bed residential unit now proposed will meet the national housing standard floorspace requirements. Set on one floor it will have a floor area of 62sqm which just exceeds the minimum standard of 61sqm for a 3 person 2 bed flat. A small external amenity space will be provided by way of the proposed rear balcony.

Residential amenity - neighbours

The proposal will not have an adverse impact on existing residents. The proposed rear balcony will be located within a recess and will not have direct views over neighbouring gardens in New Road.

Parking and Access

Being a town centre site in a sustainable location, close to public car parks, bus routes and the railway station, there is no requirement to provide extensive parking as part of this proposal although the latest plans do show a slight increase in the number of spaces. There are no highway objections to the proposal.

The removal of the walkway through the site does not have a significant impact overall on town centre accessibility and will improve security within the centre of the development as well providing increased amenity space for residents.

Drainage

The proposed drainage strategy is to store surface water on site and then release it by a controlled discharge to an appropriate litre/second to the surrounding sewers. More information is required to demonstrate that the proposed changes will not increase flood risk to the site and elsewhere but the Council's drainage consultant is happy to deal with this by condition.

Sustainability

Green roofs are proposed in places and heat pumps are proposed. Converting old buildings means it is more difficult to provide comprehensive energy efficiency measures but it saves on embodied energy being released through demolition and new build and will improve thermal efficiency.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard s73 time limit
3. Car parking
4. Cycle parking
5. CMP
6. Foul and surface water drainage
7. Sound insulation
8. Landscaping
9. Materials
10. Boundary treatment
11. Privacy screens
12. Obscure glazing
13. Restriction on commercial use
14. Details of ASHPs
15. Waste storage
16. Archaeology

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 17 February 2025

Authorised by: Jo Morin Date: 17.02.2025