Expiry Date – 1/6

Development Control – Delegated Officer Report

Application Number: AWDM/0565/21 Recommendation – Grant

Site: 56 West Street, Shoreham

Proposal: **Demolition of existing roof and construction of additional office space within new raised roof.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/5

Site and Surroundings

This application relates to an end of terrace two storey building on the east side of West Street and corner of North Street opposite St Peter's Catholic Church in the heart of Shoreham Town Centre and the Shoreham conservation area. The building is occupied for office purposes. It is attached on its south side to a Grade II listed cottage at No. 54 West Street and on its east side to Grade II listed North cottage fronting North Street.

Proposal

It is proposed to replace the existing gambrel roof with north side dormers with a new higher gambrel roof to create an additional floor and two further lettable offices. The eaves height will increase by 700mm and the ridge height by 950mm. Inset dormers will again be on the north side together with a west facing gable window and three rooflights on the south side.

The existing ground floor flint walls are to be retained. The existing roof tiles are to be reused where possible. The new first floor walls and dormers are to be painted timber weatherboarding as will the new entrance and glazing on the ground floor.

Relevant Planning History

SU/158/88 – Internal and external alterations. Granted.

SU/6/88 - Change of use from workshop and showroom to office. Granted

SU/336/79 - Change of use from warehouse to light industrial. Withdrawn

SU/248/79 – Change of use from vacant premises to educational establishment. Withdrawn.

SU/365/75 – Amendment to approved scheme SU/96/72 Manasrd roof instead of pitched roof. Granted

96/72 - Alterations for storage, office and development research assembly space. Granted

374/70 – Alterations for storage, office and development. Granted

Consultations

Highways:
I refer to your consultation in respect of the above planning application and would provide the following comments.

Site Background
The proposal is for the demolition of the existing roof and construction of a new office floor. The application site is located on West Street a publicly maintained, low trafficked, unclassified urban road subject to a 20-mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

Access
No access changes are proposed.
The works are not anticipated to generate a material increase in trips to and from the site.

Vehicle/Cycle Parking and Sustainability
The proposal will see an additional 39 sq. metres of Office (E use) floor space being added. WSCC parking guidance states that developments of this type require 1 space per 30 sq. metres of floor space. Following this guidance, the LHA would anticipate that 2 additional spaces would be required for this proposal.

The applicant has provided a NIL vehicle & cycle provision for the proposal.
The LHA appreciates that High Street 'scenes' such as this one historically do not receive the benefit from vehicle parking and have operated in such a way with little to no hindrance of the operations of the Public Highway, utilising both public transport and public carparks.

The application site is no different, with public transport within close proximity and a range of shops and public amenities, the LHA believes that current or future occupiers of the development would not be reliant on the use of the private motorised vehicles.

With the above considered and the applicant not clearly stating their intentions regarding sustainable travel to include cycle parking, the LHA would advise that if the LPA deem necessary, cycle parking should be provided in conjunction with MfS and WSCC sustainable travel guidance. Details of which can be secured with a suitably worded condition found below.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts 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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following condition:

Condition
Cycle Parking
The use hereby permitted shall not commence until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.'

Technical Services: No objection.

ADCAG: None received.

Conservation Architect: Application reflects pre-application discussions and will sit well in this context. Need to see details of rooflights, details of all new double glazed windows, the new entrance door, guttering between site and No 54, the dormer cheeks and the dormer roofs.

Representations

Three representations received from north Cottage, 54 West Street and The Meadway summarized as follows:

- Owner of North Cottage concerned about potential for damage to her cottage.
- Also wants works to commence only after the nesting herring gulls on her roof have left (late summer).
- Owner at 54 West Street has no objection in principle but raises technical questions regarding the build, construction methods, access, rooflights positions and cleaning and potential for damage.
- The resident of the Meadway supports the creation of much needed office space.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 4, 11, 15, 16, 17 and 36.
Shoreham Conservation Area Appraisal
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades office accommodation within the town centre. For consideration is the impact of the proposals on the character and appearance of the conservation area, impact on the adjoining listed buildings, neighbour amenity, provision of office space, highways and drainage.

Listed Building/Conservation Area

The original building had a pitched tin roof. This was replaced in the 1970's with the existing gambrel roof. The existing roof is not of historic value. It does however add interest to this building on this prominent corner. The proposed replacement roof reflects the existing design and is appropriate contextually. The modest increase in height will not be harmful to the setting of the adjoining listed buildings or to the appearance of the Shoreham conservation area.

The architect has provided answers to the neighbour's query regarding structural load etc. and the applicant has given assurances that the build will be carefully undertaken and should any damage to neighbouring buildings occur repairs will be made.

Neighbour amenity

The increase in height is modest, at under 1 metre to ridge, with the roof angling away from No. 56. Four rooflights in the south elevation are conditioned to have a cill level a minimum of 1.7 metres off finished floor level. This was discussed at pre-application stage.

North Cottage, to the east has a first floor rear extension abutting the common boundary. The extension will not as a consequence cause significant harm in terms of loss of light or overbearingness.

The applicant has answered the neighbour's queries regarding load and the potential for damage as well as nesting seagulls.

Highways

The site is in the heart of the town centre. It has no dedicated parking. It is however, very sustainably located within easy walking distance of the railway station and local bus services. A public car park is also moments away.

The Highway Authority has suggested cycle parking be provided on site as an alternative, sustainable travel option. There is no space on site to provide cycle parking. There are cycle stands at the railway station and elsewhere in the town centre.

Office Space

The proposal will upgrade the existing first floor office accommodation and provide two additional serviced offices for rent. This is a welcome addition to the town centre office offer.

Energy Efficiency

The existing building is uninsulated with single glazing and an old boiler. It is proposed to improve the building's U values through wall and roof insulation, double glazing, low energy lighting and a new boiler.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Samples of materials*
4. *Details of rooflights, windows and doors*
5. *Details of dormer cheeks and dormer roofs*
6. *Details of gutter arrangements/materials between 54 and site*
7. *All rooflights to have a cill level a minimum of 1.7 m off finished floor level.*
8. *Office use only*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 23.6.21
Authorised and signed by:	Peter Barnett	Date: 23 June 2021