Expiry Date – 14/12

Development Control – Delegated Officer Report

Application Number: AWDM/1650/20 Recommendation – Refuse

Site: Longcroft, Southdown Road, Shoreham

Proposal: **Bin store to north east corner adjacent to vehicular access**

Neighbours checked: Y

Additional neighbour notifications: Y in Southdown Road

Date of Site Visit: 17.11

Site and Surroundings

This application relates to a three storey block of flats on the corner of Southdown Road and Hebe Road. The property abuts the Shoreham Conservation Area with No. 11 Southdown Road, to the north in it and the pavement boundary outside the site on Southdown Road being the boundary with properties opposite to the east in it.

The property has vehicle access to garages and parking spaces off Southdown Road just south of No. 11. The boundary is defined by a cobbled wall approximately 1.4 metres in height. The land in question is a triangular grassed area with a semi mature silver birch tree and some shrubbery as well as angled parking bays.

Proposal

It is proposed to erect a timber fenced enclosure on this land to accommodate bins. The enclosure measures 4.5m in width, 6.1 metres deep and is enclosed by 1.5m high featheredge fencing with concrete posts 1.95 metre high. It will involve the loss of 1 parking space, the lawned area, the tree and some shrubs.

Bins are currently storey on the corner of Rope Walk and Hebe Road but the agent says

'The bins are currently stored to the very western side of the site next to the wall forming the boundary with Rope Walk. See attached photo.

The bin collection people will not enter the site so someone has to move the bins on collection day to the entrance by Southdown Road. If the bins are stored near the entrance then the council will collect them from the store.
In addition the bins smell during the summer and the flat owners particularly in flats 23 to 28 would like them moved away from their flats.'

Relevant Planning History

Various applications for works to trees covered by TPO

Consultations

Arboriculturist: ***'****Thank you for your email, as far as retaining the tree I do not consider it to be significant enough for a TPO, due to its size and slightly poor growth pattern, but possibly a replacement should be required if there is an appeal or another application. Also looking at the photos I think it is an Ash not Birch.'*

Waste Services: No response.

Representations

Six letters of representation received as follows:

i. Unsightly in Southdown Road. All residents and visitors use this entrance.
ii. Loss of parking space
iii. Access issues when bins being emptied
iv. Obstruction of access if not returned properly by refuse collectors
v. 10 metres from bedroom at 11 thus resulting in noise, smells
vi. Attraction of pests gulls, rats, foxes
vii. Shrubs and bushes which shielded the parking from view recently removed
viii. Potential for flytipping as it is so exposed and open
ix. A more discreet position within he site would be preferable visually.
x. Bins used to be stored in a garage. Now after a storm rubbish can be scattered over the site.
xi. Loss of tree and shrubs.
xii. The only benefit of this application is it may obviate the need for residents to put their bins out on collection day.
xiii.

Relevant Planning Policies and Guidance

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

Planning Assessment

Principle

For consideration is the impact of the proposals on the appearance of the conservation area, on neighbour amenity, trees and reuse storage.

<u>Conservation Area</u>

This enclosure will abut the boundary of Shoreham conservation area. It is proposed in a very exposed position, highly visible in the street. Some mature shrubs have already

been removed, see Google maps, and more will be lost, including an Ash tree. The land may also have to be levelled to allow for the development.

This proposal will neither preserve nor enhance the appearance of the conservation area.

Neighbour amenity

The new bin store will abut the front garden boundary of No. 11 Southdown Road and be within 5 metres of their front window and visible from within it. It is also proposed within 8 metres of windows in the side wall of Longcroft.

The agent has advised that the existing bin store on the south west side of the site on the Rope Walk boundary is smelly in the warmer months and causes nuisance to residents of adjoining flats. Relocating it as proposed is likely to have the same impact but on different neighbours.

The agent also argues that residents have to wheel their bins out to the road as refuse collectors will not enter the site. The convenience to Longcroft occupiers of this newly promoted position does not outweigh the potential harm to neighbours in terms of disturbance or their outlook. Most home owners have to move their bins to the roadside on collection day.

The loss of the single parking space is not significant and there may be scope to add a parking space within the site. Obstruction to the access while bins are emptied would be a short term obstruction once a week only and not a reason to withhold permission. Narrowing of the access and possible obstruction to visibility is of greater concern but the enclosure is set approximately 1 metre back from the curtilage boundary.

No letters of support for this proposal from Longcroft residents have been received.

REFUSE for the following reasons:

1. The proposed refuse storage enclosure will be highly visible in Southdown Road and has/will involve the loss of shrubs and trees. It will neither preserve nor enhance the appearance of the adjoining Shoreham conservation area or the appearance of the setting of Longcroft itself. It is therefore contrary to Adur Local Plan policy 15, 16 and 17 and the National Planning Policy Framework.
2. The proposal will be harmful to the outlook from Longcroft flats and No.11 Southdown Road and may lead to noise, smells and scavenger nuisance to these residents too. It is therefore contrary to Adur Local Plan policy 15 and the National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal,

allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 4.12.2020
Authorised and signed by:	Peter Barnett	Date: 4 December 2020