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Development Management - Delegated Officer Report

Application Number: AWDM/1433/24 Recommendation – Grant

Site: Land Between 8 and 9 Holmbush Close, Shoreham-by-sea

Proposal: Proposed 1no. detached chalet bungalow with rear dormer, parking and associated works.

Date of site visit: 4/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal relates to a small piece of amenity land at the north east hammer head end of this cul de sac. This land has remained undeveloped since these houses were laid out. Holmbush Close is characterised by properties set back from the street with generally wide open frontages. This gives the surrounding area a sense of openness which is characteristic of the cul-de-sac generally.

To the north of the site is open agricultural land accessed from a gate off the hammer head, north east of the site boundary. This land is within the South Downs National Park. The site itself is within the Built Up Area boundary.

To the west is No.8 a bungalow with a rear dormer and ground floor rear extension. Otherwise, the street is a mix of detached and semi detached bungalows some of which have been extended into the loft with front and rear box dormers.

The site is not in a conservation area. There is no known flood risk associated with the site. Land slopes up from the west to the head of the cul de sac.

The application has been revised since first submitted. The red edge no longer intrudes into the public highway. The front dormer has been removed and the footprint has been reduced. It has been moved further from the boundary with No. 8 and is now 1.35metres away from No. 8's flank wall. It is between 1 metre and 2.88 metres off the east boundary. It is set back between 3.6 and 7.261 metres from the front pavement edge and 1 metre behind the front building line of No. 8. Two parking spaces are shown in the front garden.

The overall footprint is 8.6 metres by 9.24 metres, including a single storey rear extension. A shallow curved front bay window has been added to reflect the fenestration in the street. It has a higher eaves and ridge line than No.8, by about 200mm, with a maximum height of 5.7 metres. A rear garden of approximately 50 sqm is provided.

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It is a two bedroom chalet with one bedroom/en-suite downstairs and a bedroom and separate bathroom upstairs. The bedroom and bathroom upstairs have been switched to move the bedroom with Juliet away from No. 8's boundary. The bathroom no longer includes a Juliet window.

Brickwork, roof tiles and a rendered front panel to reflect the materials of the close are proposed.

The application is accompanied by a BNG metric which concludes that BNG targets are met through off site unit purchases.

Relevant Planning History

None.

Consultations

West Sussex County Council: The Highways Authority

Summary
This application seeks the erection of one detached chalet bungalow. The site is located on Holmbush Close, an unclassified road subject to a speed restriction of 30 mph. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raise no highway safety concerns, subject to the following comments and conditions.

Access and Visibility
A new dropped kerb access will be required to serve the proposed off-street parking area. From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on Holmbush Close. The proposed access works will be subject to a licence obtained through the local WSCC Highway Area Office and constructed to a specification agreed with the local WSCC Highway Area Engineer.

Parking and Turning
Two off-street car parking spaces are proposed to serve the dwelling. It should be noted that to be considered for parking provision, parking bays should be provided in accordance with Manual for Streets (MfS) specifications, at 2.4m x 4.8m. The proposed bays appear to fall slightly short of this, so the LHA would request that these are enlarged to 2.4m x 4.8m.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. Therefore, any overspill parking would have to be accommodated on-street. The LHA does not anticipate that the shortfall of one parking space would give rise to a highway safety concern or parking capacity issue, but the LPA may wish to consider potential amenity impacts.

On-site turning does not appear achievable, so cars may have to reverse out of the site. However, this would not be anticipated to give rise to an adverse safety impact in this location.

Sustainability
The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area, and the LHA would request that secure cycle parking provision for at least two bicycles be provided in

accordance with WSCC Parking Standards, to promote sustainable travel. In terms of public transport, regular bus services are available from nearby Holmbush Way or the Holmbush Centre.

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 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions
Car parking space (details required)
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use.

Cycle parking
No part of the development shall be first occupied 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.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Council's Drainage consultant WSP:

Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development **we would recommend the approval of the application** with the following conditions attached:

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-

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Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any infiltration drainage. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Condition 2: The development hereby approved shall not be occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

I. a timetable for its implementation.
II. details of SuDS feature and connecting drainage structures and maintenance requirement for each aspect including a drawing showing where they are located.
III. a management and maintenance plan for the lifetime of the development which shall include details of design life and the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will include the name and contact details of any appointed management company.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policies of Adur and Worthing Council.

Southern Water:

Connection to Public Sewer

Our investigations indicate that Southern Water can facilitate foul sewerage disposal at the private sewer in Holmbush Close as stated, to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website

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via the following link: https://www.southernwater.co.uk/developing-building/connection-charging-arrangements

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Existing Water Main stand off Distance

Main pipe is located to the south of the development site in Holmbush Close, reference 6093375 – (see GIS map attached). The 3 inch diameter water main requires a clearance of 6 metres on either side of the water main to protect it from construction works and to allow for future maintenance access.

No excavation, mounding or tree planting should be carried out within 6 metres of the external edge of the public water main without consent from Southern Water. All existing infrastructure, including protective coatings and cathodic protection, should be protected during the course of construction works. Please refer to: https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf

Proposed SuDS

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here: https://www.water.org.uk/sewerage-sector-guidance-approved-documents/ https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.

- Specify a timetable for implementation

- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note

that non-compliance with the Design and Construction Guidance will preclude future adoption of the foul and surface water sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Proposed Soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.'

South Downs National Park

Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination. The statutory purposes and duty of the National Park are:

> *Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.*
> *Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*
> *Duty: To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.*

The National Park's comments on the development are as follows:

Thank you for consulting the South Downs National Park Authority (SDNPA) on the above application. The SDNPA makes no comment on the principle of development. The site adjoins the boundary of the National Park. The proposed development for a new dwelling would be located in an area where there is pre-existing residential development, and as such the development would likely result in minor impacts on the setting of the National Park.

Section 245 of the Levelling-up and Regeneration Act 2023 strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 and requires all relevant authorities including neighbouring local planning authorities to further the National Park's statutory purposes. The first purpose is to conserve and enhance the natural beauty, wildlife and cultural heritage of the area. Development within the setting of a national park should be consistent with the section 245 duty, and Paragraph 182 of the NPPF, which now includes specific reference to the setting of National Parks:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while any development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

It is therefore important to consider direct and indirect effects upon the National Park designated landscape and its setting as well as its special qualities. The LPA officers will therefore need to assess any impacts upon the National Park in order to address the above statutory duty.

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Landscape, Ecosystem and Dark Night Skies
The SDNPA would advise that any development within the setting of the Park should positively contribute to ecosystem services. New planting should all be native and locally characteristic in order to offer meaningful benefits to wildlife and positively contribute to landscape character. Avoid planting which is overly ornamental and may not have significant ecological or landscape benefits.

It is recommended that consideration also be given to dark night skies, which are a special quality of the National Park. The South Downs National Park is a designated International Dark Sky Reserve and dark skies and tranquility are both special qualities that need to be protected. Paragraph 191(c) of the NPPF outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. Whilst there is likely to be pre-existing lighting associated with the residential properties in the locality, the SDNPA would encourage any new development to have a sensitive approach to lighting which conforms to the Institute of Lighting Professionals for lighting in environmental zones guidance, and tries to achieve zero upwards light spill in all respects. The use of timed black out blinds and/or low transmission glazing should be secured via condition.

Further information/advice on sensitive lighting can be found in the SDNPA's Dark Skies Technical Advice Note which is available via the following link:

https://www.southdowns.gov.uk/wp-content/uploads/2021/06/DNS-TAN-2021-Main-Document-External-Lighting.pdf

If minded to approve the application, the SDNPA recommend that full details of any external lighting (both during and after the construction period) are secured by an appropriate planning condition with the intention of limiting light pollution and disturbance to wildlife.

Adur and Worthing Councils:

Environmental Health: No response.

Waste Services: No response.

Representations

4 objections received to the revised proposal and 9 objections received to the original submission all summarised as follows:

1. Too large for the site, overdevelopment. Original developers of the Close did not think the site was large enough for another house.
2. Too close to No. 8 visually and for maintenance purpose with fascias almost touching.
3. At the distance proposed it will interfere with the footings of No. 8. 2 metres should be maintained.
4. Loss of light to No.8's side bathroom window.
5. Loss of privacy to No. 8's bathroom.
6. Security risk to No. 8.
7. Garden wall of No. 8 has holes in it to cope with wind. A solution will need to be found for privacy purposes.
8. Land to the side of 8 was levelled to correct damp and to prevent its return. How will this be prevented in the future?

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9. Obstruction of signal to satellite dish to side of No. 8.
10. Plans show building on public footway.
11. Too close to the pavement.
12. Harm to the open and rural character of the close.
13. Design out of keeping with the Close
14. Loss of rural view.
15. Parking in the Close is difficult with staff parking from 2 adjoining schools heavy at times making it difficult for service vehicles etc.
16. The top of Holmbush Close acts as a turning circle for service vehicles. More on street parking will hinder safe and efficient turning including emergency vehicles.
17. Obstruction to farmer's field with on street parking.
18. On street parking lost with new drop kerb.
19. On street parking overspill will impact access to No. 9.
20. Off road parking is generally set further back from the pavement edge.
21. Light pollution to No. 9
22. Loss of light and privacy to No. 11
23. Drains won't cope with another house.
24. Who will maintain the land north of the turning area now?

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 3, 18, 19, 20, 22, 30, 31, 34, 35 and 36
Adopted Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'' and No. 2 'Alterations and Extensions to Dwellings'.
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).
DCLG Technical Housing Standards 2015

Planning Assessment

Principle

The site is located within a residential part of the built-up area of Shoreham and there is no objection in principle to infill development in order to meet the housing requirements of the Local Plan.

The Adur Local Plan was adopted on 14th December 2017. Policy 3: Housing Provision makes provision for a minimum of 3,718 net additional homes in the period 2011 to 2032, equivalent to 177 dwellings per annum. As Adur District adopted its Local Plan more than 5 years ago the Five Year Housing Land Supply Position Statement uses a housing requirement based on the local housing need that is calculated by the standard methodology set out in the PPG. This is currently **558 dwellings per annum** for Adur.

In 2018, the Housing Delivery Test was introduced against which housing delivery is measured. If housing delivery is below 85% of the housing requirement over the previous three years, a 20% buffer must be applied. The Housing Delivery Test 2023 (covering the monitoring periods 2020/21, 2021/22 and 2022/23), published December 2024, indicates that Adur delivered **81%** of its requirement. As a consequence, the presumption in

favour of sustainable development **no longer** applies; an Action Plan will be prepared (to be published by the end of June 2025), and in calculating the five-year housing land supply, a 20% buffer must be added. It must be noted that the HDT position has improved with the previous test result (December 2023) being 72%.

The most recent 5 Year Housing Land Supply (5YRHLS) (2024-2029) position for Adur as at 01/04/2024 demonstrates that a total of 2,139 homes are deliverable within this period, equating to **3.2 years of housing land supply** against the housing requirement figure (as set by the Standard Methodology figure) of 558 dwellings per annum plus a 20% buffer = 670 dwellings per annum.

Given that the Council cannot demonstrate a 5 Year Housing Land Supply of deliverable housing sites, this means that for decision taking, **paragraph 11 d) of the NPPF applies** which states:

'where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

The relevant issues in this case are whether the revised proposal would sit comfortably on the site and within its landscaped setting in Holmbush Close itself and adjacent to the National Park. Neighbour amenity and highway matters are also of particular significance in this case along with Biodiversity Net Gain.

South Downs National Park

Comments received from the National Park team do not raise objection to the development. They acknowledge the development of a dwelling in this residential neighbourhood will have 'minor impacts on the setting of the park' akin to those of the existing adjacent dwellings.

In terms of soft landscaping they would like to see native planting. They would also like to see a control on external lighting and a relevant condition is recommended. The use of timed black out blinds and/or low transmission glazing has not been required in this case as it seems unduly harsh to require it in this case and not in the case of the five other houses which border the park in this Close. An informative is attached recommending the use of such with a link to the SDNP's dark skies information.

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Visual amenity

The land in question is at the end of the road. In that sense it is of less significance to the open character of the Close than the land between Nos. 3 and 4. Setting the new dwelling back behind the front wall of No. 8 will lessen its visual impact on approach.

The overall mass of the chalet bungalow has been reduced with the removal of the front dormer. The introduction of a shallow curved bay also more closely reflects the design of neighbouring bungalows.

Moving the property slightly further from No. 8, setting it behind No. 8's building line and also setting it away from the pavement on the east side also lessens the cramped appearance within the plot. It is still closer to No. 8 than the general pattern of development locally but it is not considered that the harm caused by the closer arrangement is significant nor sufficient to justify a refusal.

Car parking is shown on the frontage and these spaces do abut the back edge of the footpath but this true of houses opposite also.

Residential amenity

The only neighbour directly affected by this proposal is No. 8. No.8's side eaves overhang is the site boundary. No. 8 has a bathroom window in its side wall. This is not a habitable room and whilst some light will be lost to it, sufficient light and ventilation will remain. In terms of privacy, the new house will have a passage way to the side abutting No.8's flank wall. The bathroom window at No. 8 is obscurely glazed. For extra privacy a blind may need to be used when the bathroom is in active use. The applicant is also concerned about rear garden privacy as the existing boundary walls has decorative holes in it. It is believed this matter could be resolved through appropriate soft landscaping along this boundary.

Matters regarding the realignment of paving stones to the side and access for maintenance of No.8's flank are a private matter between the two parties.

The bungalow is at least 20 metres from the house opposite and further from No. 9. Light pollution will not be an issue particularly with the removal of the front dormer. Side windows are ground floor only and will not lead to excessive light pollution to neighbours.

Loss of a view is not a planning consideration.

Space Standards

Approximately 90sqm of floorspace is provided which exceeds the minimum 79sqm required for a two bed, 4 person two storey house. A rear garden of approximately 50sqm is also available to the household. Permitted development is removed by condition to prevent further extensions or large garden buildings removing useable private rear garden space.

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Highways

The Highway Authority does not object to this application as two off street parking spaces are to be provided. The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area, and the LHA has requested cycle parking be included in the scheme to promote sustainable travel. A relevant condition is recommended. In terms of public transport, regular bus services are available from nearby Holmbush Way or the Holmbush Centre.

Flood Risk

There is no significant flood risk associated with this development. The Council's drainage consultant has requested conditions requiring the submission of a sustainable drainage scheme and another for its maintenance.

Southern Water has confirmed foul sewerage can be connected and have asked for a suitable condition be attached so the details of such can be considered before being approved.

Biodiversity

The proposal is for infill development. There is not enough space outside the curtilage of the property to deliver on-site Biodiversity Net Gain. It is proposed to meet the minimum 10% gain by purchasing units off site from the Iford Estate. The applicant's metric/BNG plan commits to a 20% gain. A condition is recommended and relevant informative attached.

Conclusion

On balance it is considered that the revised proposal is acceptable and will not lead to significant or demonstrable harm.

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Details of surface water drainage
4. Surface water drainage management/maintenance plan
5. Details of foul sewage drainage
6. Details of car parking
7. Details of cycle parking
8. Details of external lighting
9. Details of hard and soft landscaping
10. Details of boundary treatments
11. Details of materials
12. PD removed

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13. BNG Plan
14. No front garden enclosure
15. Hours of working

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

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. BNG
3. SW connection
4. Soft landscaping/native planting
5. Dark skies/SDNP advice
6. Highways Licence

Case Officer:	MOK	Date: 2/4/25
Authorised by:	Peter Barnett	Date: 2 April 2025