# Development Management – Delegated Officer Report

**Application Number: AWDM/0318/23 Recommendation: APPROVE**

**Site: Former 12 The Meadway, Shoreham-By-Sea, West Sussex**

**Proposal: Demolition of existing bungalow and outbuilding and construction of a 2 storey dwelling house with zinc roof, timber cladding, 2no. parking spaces to front. Cycle storage building with shower in rear garden (Resubmission of approved AWDM/0329/22)**

**Date of Site Visit: Visited to assess previous application**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

Consent has been granted under AWDM/0329/22 for a two storey dwelling on the north side of The Meadway, Shoreham Beach.

The current application seeks to amend the existing consent by adding an outbuilding to the rear of the site to include a bicycle store and after-beach shower room. The building is of flat roof design and the full width of the site. Natural timber cladding and a zinc roof, a contemporary style to match the approved dwelling.

The plans for the dwelling house remain unchanged and as approved under AWDM/0329/22 the only change is the proposed outbuilding. Therefore this is the only matter for consideration here.

**Consultations:**

**Southern Water: -** An application is required for a connection to the public foul sewer. Under certain circumstances SuDS will be adopted by Southern Water. Standard Southern Water Informatives.

**West Sussex County Council: The Highways Authority**

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

**Adur and Worthing Councils: - Environmental Health - Private Sector Housing: -** No objection

**Representations: -** 1 representation received from the owner/occupier of no. 10 The Meadway making the following objections: -

- The property will be the tallest on the north side of The Meadway.
- Height limit of 2 storeys on the beach.
- Could the loft space be increased to a loft room?
- Log burners are environmentally unfriendly.
- Is the flue the correct height.
- The new shower room is less than 10ft from an existing bathroom.
- Can neighbours be assured this won't be used an air b and b, rental or living accommodation.
- The building materials to be used are not in keeping with the local environment.
- The new development will overlook.
- The parking layout does not work.
- The site is very small the new development should respect the lives of the existing residents and reflect the special qualities of the Beach area.

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15, 18, 20, 22, 28, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The relevant issues are the effects on the amenities of neighbouring residential occupiers and future occupiers and the effect on the character and appearance of the area.

**Visual amenity**

The proposed outbuilding is to the rear of the site and will not be visible within the street scene. There are many other examples of outbuildings within this residential locality and the agent refers to a former building at the site of that proposed here. In terms of character the proposed building would not be harmful to the locality or the proposed, permitted dwelling. The flat roof contemporary design with materials to match the dwelling will create a cohesive development.

The building is shown as being used as a cycle store and shower room. It will be ancillary to the main building and an additional condition is attached to ensure that

this is the case. A condition on the original consent required secure and covered cycle storage at the site and this will meet that condition. Therefore there will be no noise and activity from the outbuilding which would be normally expected from a residential property within a residential street such as this. It is for use by the household occupying the main dwelling only.

**Residential amenity**

The main properties to be affected are those either side and to the rear. The building at single storey level and flat roof will not result in a loss of light or overbearing impact to adjacent dwellings which would warrant a refusal in this case. The building will be visible however no adverse impact will occur. As stated above the nature of the use of the building as ancillary will also cause no harm to those living nearby.

The building will reduce the area of the rear amenity space available to the future occupiers of the dwelling. Development Management Standard States that 85 square metres of amenity space should be provided and the original scheme provided 96 square metres. The current plans show this reduced to 73 Square metres. On balance this reduction is acceptable, the garden is similar to that of the original bungalow prior to demolition and the occupiers gain storage and amenity space is still provided with access to the beach nearby.

The conditions below remain as attached to the original consent with the Dust Suppression and Drainage conditions removed as these have been discharged along with the cycle storage condition. The Electric vehicle charging point condition is no longer required as this is covered by Building Control legislation.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3 The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed in line with the details provided on the approved drawings and the Design and Access Statement unless otherwise approved in writing by the Local Planning Authority.

**Reason**: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

4. The outbuilding hereby permitted shall be for ancillary use for the incidental enjoyment of the occupiers of the dwelling house 12 The Meadway

and for cycle storage only and shall not be used as a separate dwelling and let for any such purpose at any time without prior written consent from the Local Planning Authority.
Reason: - In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.
5. No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with the approved plans.
**Reason**: *In the interests of road safety and to comply with Policies 15 and 28 of the Adur Local Plan.*
6. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

**Reason**: *To safeguard the residential amenity of the area in accordance with Policy 34 of the Adur Local Plan.*

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in any walls of the building. The windows shall be installed with details of obscurity and opening method as shown on the approved plan PROPOSED ELEVATIONS (2) Drawing 07 C dated received 17th May 2022.

**Reason**: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

8. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, as amended, (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or altered by means of any development as set out within Classes A, AA, B, C, D and E of Part 1 of the Schedule to that Order.

**Reason**: *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

9. The dwelling shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day.The dwelling shall not be occupied unless the notice for that dwelling of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority.

**Reason**: *In order to set a higher limit on the consumption of water by occupiers as allowed by regulation 36 of the Building Regulations 2010 and to increase the sustainability of the development and make efficient use of water in accordance with policy 18 of the Adur Local Plan.*

10. The sustainability and energy efficiency measures referred to in the Design and Access Statement shall be installed in full before the dwelling hereby approved is occupied.

**Reason**: *In the interests of amenity and sustainability having regard to policies 15, 18 and 19 of the Adur Local Plan.*

11. Conditions relating to Suppression of dust and Surface Water Drainage have been discharged under AWDM/1838/22 and the plans and details approved under this consent must be adhered to at all times. Unless otherwise approved in writing by the Local Planning Authority.

Reason: - To ensure adequate drainage and to protect residential amenities and to accord with policies 15, 34 and 36 of the Adur Local Plan.

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

1. 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.
2. PFA
3. Formal connection to sewer.
4. Sewer maybe crossing land.
5. Vehicular cross over.
6. Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, 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.

Case Officer: Hannah Barker Date: 17th April 2023

Authorised by: Peter Barnett Date: 18 April 2023