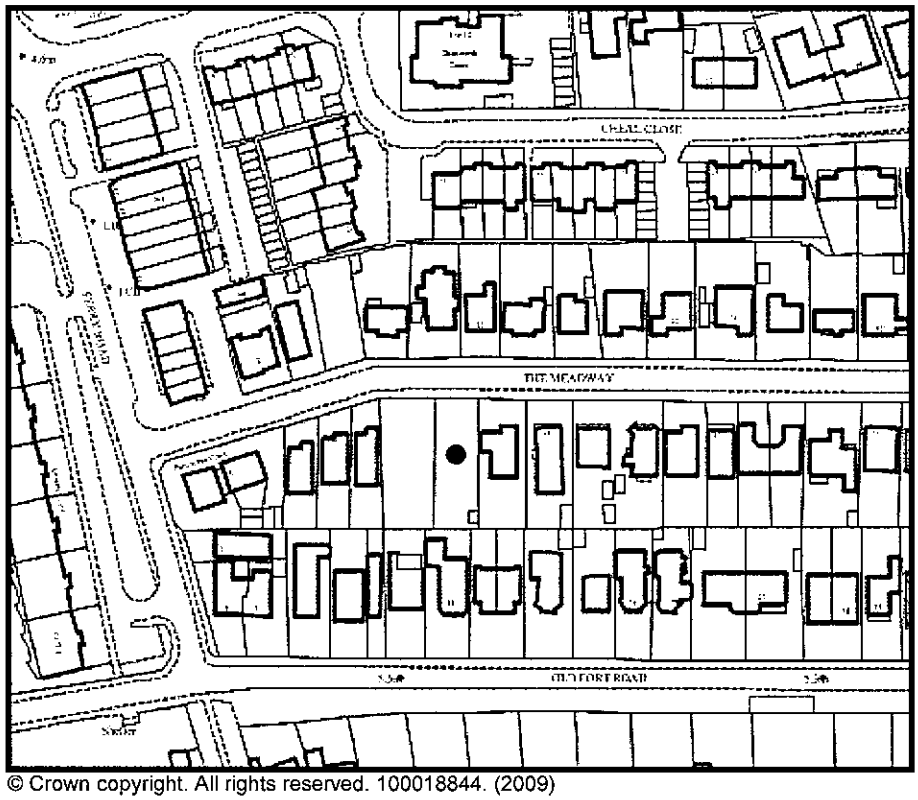
Application Number: ADC/0265/09 Recommendation - APPROVE

Site: **9 The Meadway, Shoreham-by-Sea BN43 5RA**

Proposal: **Detached flat-roofed four-bedroom house with 2 parking spaces at front**



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The Application

This application relates to a vacant site on the south side of The Meadway. Permission was first granted in 2000 for the erection of a four-bedroom detached chalet dwelling with integral garage (SU/98/00) the design of which was subsequently amended in 2005 (SU/264/05) and again in 2007 (ADC/0563/07).

As last approved, the dwelling would be positioned 6m from the front of the site, being 8m wide and 17m deep, with a ridge 6.9m high. It had a barn-hipped roof design with large side dormers and single-storey eaves at the sides. 2 parking spaces were proposed (an integral garage with a parking space in front). The rear garden depth of was 11m. First-floor rear French doors with a Juliet balcony were included.

The latest application seeks to change the dwelling design fundamentally to a contemporary form and style. It would now be a full two storeys in height but with a flat roof having a parapet height of 5.9m. The distance to the rear boundary is increased to 11.8m at ground floor with the first floor of the dwelling stepping back by a further 3.2m to provide an increased distance to the rear boundary at first floor level of 15m (4m more than the existing approval). 2 parking spaces are shown at the front instead of one.

The house is proposed to have dark blue facing brickwork at ground floor with white render at first floor. A chimney is proposed for the centre of the roof and solar hot water heating panels are proposed for the top flat roof.
The style of the house matches the pair of houses which were recently approved on the adjacent vacant plot at No.7 (ADC/0076/09). An amendment to that permission is currently under consideration as the width of the plot has been increased by 1.2m following the sale of part of the site of No.9 (ADC/0256/09).

Consultations and Representations

Third Parties: 4 letters/emails have been received from the residents of No's 11, 13 & 15 Old Fort Road and No.11 The Meadway, objecting on the following grounds:-

- The flat roof at the rear of the dwelling is likely to be used as a roof terrace resulting in overlooking of adjoining gardens and living accommodation (including rear bedrooms);
- any restriction to prevent its use as a balcony would not be practical or enforceable;
- the rear bedroom with French doors could subsequently be changed to a living room with potential access to the flat roof.

[NB the residents of No.15 Old Fort Road and No.11 The Meadway request to speak at the Committee meeting]

Relevant Planning Policies and Guidance

The South East Plan (GOSE 2009): SCT1, SCT5, H1-2, H5, T4, BE1-2
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New Dwellings and Flats'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies

The site has an existing permission for a new four-bedroom dwelling and therefore the principle of a larger dwelling is established. The relevant Local plan policy AH2, relating to residential infilling and redevelopment, states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space Around New Dwellings and Flats'

Government Guidance in PPS3 encourages the maximisation of the use of urban land for housing development at higher densities and without rigid application of parking and space standards, but subject to emphasis on quality of design.

Visual amenity and character

The current proposal is of contemporary design concept and, as such, does not harmonise with the form of the bungalow to the east. However, there are other examples of flat-roofed dwellings on Shoreham Beach, including in the immediate vicinity with a pair of dwellings located immediately behind the site to the south in Old Fort Road and a pair of similar dwellings recently approved on the site immediately to the west. While the appearance is non-traditional, the scale of the dwelling respects that of its neighbours and it is not considered to harm the character of the street. Indeed, such buildings can add interest to the streetscene.

The front of the proposed house would not project so far forward as the approved chalet-style dwelling and aligns with the 'building line' of the approved proposed houses on the adjacent plot to the west. To the east, it would project only 0.5m forward of No.11 The Meadway. It is not considered that this will result in any harm to the character of the street, particularly as the properties are staggered further to the west.

A minimum 1m gap would be provided on either side of the building, which accords with the Council's DC Standard.

Residential amenity

The proposed house is lower in overall height than the approved building, although there is more bulk as a result of its 'cube' form as opposed to the steeply-sloping chalet-style roof (with single-storey side eaves) of the previous scheme. There are a number of ground floor windows to the side of No.11 The Meadway and there would be some impact on the light to, and outlook from, these openings, which serve a dining room, sitting room and bedroom. The proposed house would be 4m away from these windows, with a side wall rising to a height of 5.9m. This compares with the approved scheme which had a side wall rising to a height of only 2.5m but with a sloping roof rising to 6.9m in total. However, the bulk of the building is reduced at the rear with the stepping back of the first floor which will help to maintain light levels to those side windows. The proposal is not therefore considered to result in a significant increase in loss of light or outlook to the occupiers of No.11 The Meadway.

Windows proposed for the side of the new house would consist of an obscure-glazed first-floor window to a bathroom and high-level windows for the ground-floor rooms, with the exception of a study window on the west side which will not face any windows at the side of the new house proposed on the adjacent plot.

At the rear, the distance to the boundary is 15m at first-floor level with a separation of 22.5m between the first floor of the proposed house and the first-floor windows of the nearest house at the rear, No.13 Old Fort Road. This accords with the Council's minimum standard of 22m and is a greater distance than that already approved under the previous scheme.

The first floor is recessed at the rear by 3.2m from the ground floor, leaving an area of flat roof. Neighbouring residents have objected because of fears that it would be used as a roof terrace in the future. The applicant's agent has confirmed that this is not the intention and has removed a balustrade that was previously shown around the edge of the parapet roof and added a rooflight within the flat roof to make it a less usable space. There are first-floor doors to the rear bedroom with a Juliet balcony to prevent access to the roof

beyond. To ensure that it is not to be used as a terrace, a planning condition can be imposed and it is considered that this would be valid and enforceable.

It should be noted that this latest scheme shows the new house slightly further from the rear boundary, so the relationship of the current proposal with the residents in Old Fort Road should be an improvement over the previously-approved scheme.

Parking and access

The plans show the provision of 2 parking spaces at the front of the house and a bicycle storage shed in the rear garden for up to 4 bicycles. The layout and amount of parking provision is considered appropriate and is the same car parking amount as the previously approved plans.

Recommendation

APPROVE for the reason that:-

The proposed development is within the built-up area and would help meet the need for new housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2) and The South East Plan (SCT1, SCT5, H1-2, H5, T4, BE1-2).

Subject to:-

1. C1Ci (Standard time limit)
2. C7Ci (Details of walls/fences to be approved and implemented)
3. C8Biii (Parking spaces, access facilities and cycle storage to be constructed and retained)
4. C9N (Temporary provision for contractors' vehicles, materials, etc on the site)
5. C12Ai (Schedule and samples of external materials for walls and roof of building to be approved)
6. C14A3 (Permission relates to application as amended by revised plan 262 Rev.A received on 30 July 2009)
7. C18B (Removal of PD rights for extensions)
8. C18Ei (No additional windows to be formed in the side walls without planning permission) (amended)
9. C18F (No part of the flat roofs to be used as a roof terrace or balcony and access to the roofs shall be limited to maintenance purposes only) (amended)

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