Development Management - Delegated Officer Report

Application Number: AWDM/0039/22 Recommendation – Approve

Site: 56 The Meadway, Shoreham-by-sea

Proposal: Demolition of existing bungalow and construction of a two storey house with timber and metal cladding and South facing balcony

Date of site visit: 20th January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the north side of The Meadway. It sits adjacent to a chalet bungalow with dormers within the roofslope to the west and a smaller bungalow to the east. Shoreham Beach Primary School is to the rear (north).

The application property is one of the original train carriage dwellings on the beach. It is proposed to replace the bungalow with a contemporary two storey dwelling with a pitched roof on its west side and a vertical wall on its east side. A front balcony is proposed. It will be 7.2m high on its east, vertical wall side and 6.2m high on its west, pitched roof side, dropping to an eaves height of 2.9m.

The Design and Access Statement advises that external materials will comprise:

1 - Vertical timber cladding: Proposed for new ground and first floor walls on 2 storey massing.
2 - Black corrugated metal: Proposed for new lean-to roof and walls.
3 - Dark grey aluminium: Proposed for new balustrade detail and roof fascia.

Relevant Planning History

None

Consultations

West Sussex County Council: The Highways Authority - The proposed plans indicate that the existing two vehicular accesses will be retained and will be unaltered by the proposal. However the plans indicate that instead of operating on an in-out basis as per existing, each vehicular crossover will provide access to a single parking space. The LHA would not raise any highway safety concerns to the proposed access and parking arrangements - whilst a turn on site would be preferred, the LHA acknowledges that some

neighbouring dwellings operate similar arrangements without evidence of highway safety concern.

The proposed two parking spaces are considered to provide sufficient parking provision for a dwelling of this size and location. Any overspill parking demand is likely to be associated with visitors to the dwelling and this can be accommodated on street. A secure and covered cycle store is proposed in the rear garden to encourage sustainable transport methods. In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Adur Local Plan policy. The plans demonstrate that one EV charging space will be provided on the site frontage. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition.

Adur and Worthing Councils: Public Health: There are no EH objections in principle. Please can you add a CMP condition and Demolition Notice informative to any permission granted.

Private Sector Housing: Please could the following informative be placed on any planning permission that may be granted - The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms. Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Technical Services: Flood risk- a flood risk assessment has been submitted which suggests FFLs will be below the future predicted flood level, but that sleeping accommodation will not be provided below the first floor level. The Environment Agency should be consulted.

Surface water drainage- the FRA includes an estimate of increased surface water discharge as a result of development proposals. It should be noted that infiltration must be used at this site as there are no watercourses or public surface water sewers in the area. If you are minded to approve this application please include a condition to ensure that flood risk is not increased elsewhere and that the development is adequately drained

Southern Water: General advice

Environment Agency: From our records, this site is in Flood Zone 2 only so the Flood Risk Standing Advice should be applied

Representations

Comment received from the occupier of 57 The Meadway:

Fully support the application. Welcome the construction of this iconic new home in our road, which will add to the architect's award-winning portfolio of eclectic designs and should set the design standards for future sustainable development on Shoreham Beach.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 18, 20, 22, 30, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The Meadway is more traditional in appearance than Old Fort Road and has less contemporary dwellings. However, there are examples where former bungalows have been redeveloped to provide modern housing and the redevelopment of this site in this way is therefore acceptable in principle.

The proposed building will have a unique appearance with a distinct palette of materials which will ensure that it will be noticeable in the street scene. It will sit between two bungalows but its design has retained the pitched roof form of a bungalow on one side and will be only slightly taller than the chalet bungalow to the west. On its east side, the vertical 2 storey form will result in a more pronounced contrast with the smaller bungalow on that side and it will be 1.6m higher than that neighbouring property. However, there is reasonable separation between the buildings which will prevent it from appearing cramped and, in the context of the wider street scene, it is not considered that it would appear out of scale or overly dominant.

Residential amenity

The bungalow to the east (No. 58) sits further back into its plot than No.56. The proposed new dwelling will be moved further back than existing by 1.4m and this will impact on the side windows at No.58. However, the new dwelling will also be moved off the eastern boundary by 1.5m which will help mitigate the impact of the increased height and verticality of the proposed building on its neighbour. There will be 3.5m between the buildings.

To the west, No. 54 has two ground floor windows facing the site, with the larger opening being obscure glazed. The pitched roof design on this side of the new building will reduce the impact on No.54 and it is not considered that there would be any harmful loss of light to or outlook from the side windows. The increased depth of the building will have some impact on the rear of No.54, with it projecting around 4.2m beyond the rear wall of that dwelling. However, there will be more than 2m between the buildings and No.54 has a wide window opening to the rear. A 45 degree line drawn from the midpoint of that window shows that the new house will sit outside of that line and should not therefore cause harm by way of light loss.

The school to the north and the dwellings opposite and not considered to be affected by this proposal. The front balcony will face the street and will not intrude into private amenity areas.

Parking and Access

There are two existing accesses serving the property and these are to remain. WSCC HIghways has raised no highway safety concerns.

Flood Risk and Drainage

The application site is within flood zone 2 and a Flood Risk Assessment has been submitted which advises that the area of the site has been shown to be affected by 1:200-year 2115 design flood levels of 5.77mAOD. All sleeping accommodation is to be located on the first floor and above which represents significant betterment in flood risk terms by providing a safe refuge area on the upper floor.

In terms of surface water drainage, small-scale SuDS such as rainwater planters and water butts, as well as soakaways are proposed. Final details of the drainage strategy can be reserved by condition.

Sustainability

Environmental and sustainability considerations include solar shading, thermal mass, high levels of thermal insulation, high performance windows/ doors, photovoltaic thermal panels, mechanical ventilation with heat recovery, air-sourced heat pump and an electric car charger.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. CMP
4. Materials
5. Car parking
6. Cycle parking
7. EV spaces
8. To be carried out in accordance with FRA
9. Drainage
10. Water consumption
11. Energy efficiency measures to be provided in accordance with application
12. Remove PD Class A, AA and B

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

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.

Demolition

PSH

Drainage

Case Officer: Peter Barnett Date: 28 April 2022

Authorised by: Gary Peck Date: 28 April 2022