Development Management - Delegated Officer Report

Application Number: AWDM/0699/18 **Recommendation – Approve, subject to Deed of variation**

Site: **Caxton House Ham Road Shoreham-By-Sea West Sussex**

Proposal: **Application for minor material amendments to permission reference AWDM/1267/16. Amendments include changes to size and position of windows at rear, formation of new rear balconies, introduction of concrete panels to part of rear elevation, introduction of mezzanine floors in rear extension and alterations to internal configuration to form 1 x 1 bed flat, 12 x 2 bed flats and 1 x 3 bed flat.**

Date of site visit: 18 May 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Caxton House comprises the eastern part of a larger, Victorian (1875) former school building and its own allied side yard in Shoreham town centre in a mixed commercial and residential area, close to the railway station, on the north side of Ham Road, within the Conservation Area.

Field House (17 Ham Rd) comprises the western part of the old school building. Previously a second hand furniture business, tool hire shop and flat, planning permission was granted in 2015 under AWDM/0983/15 to alter, extend and convert the building to form 4 flats (1x one bed; 3 x two bed) and demolish some later additions to construct a new pair of semi-detached 3 bedroom houses in its western side yard.

To the west of Field House is an attractive short terrace of Victorian two storey cottages.

At the rear (north) is open land – a former goods yard to the adjacent railway – which sits on appreciably higher ground. The part of the former goods yard adjacent to the site is vacant and overgrown and is accessed from the east, adjacent to the former council car park but the gate is now locked. This land accommodates one building and has a history of open storage. Reportedly, it is owned by British Rail and was last used for a scaffolding business (under SU/98/05/TP/21906 Continued Use For Scaffolding And Board Storage And Retention Of Racking (Renewal Of Su/76/02) granted in 2005 for 5 year period with restrictions on use to 7am to 6pm M-F and 7am to 1pm Saturday) but this has lapsed and the site has been vacant in recent times.

Opposite the site is a late twentieth century shopping development anchored by The Co-Op and with large car park and similar period 4 storey residential block of flats.

To the east is the detached, Old School House, formerly part of the school site but long separated and in use as a community centre (Adur Voluntary Action) , a D1 use. This is an attractive two storey, period building, abutting the pavement, and notable for its eastern side turret. It sits off the common boundary by some 3 metres. Beyond this are flats.

Permission was granted in 2017 for the Change of Use of Office B1 and general industrial B2 to 14 residential units comprising 1 no. studio; 2 no. one bedroom; 10 no. two bedroom and 1 no. three bedroom flats, including alterations and extension to the existing building and demolition of garage area and erection of new structure to accommodate residential units (AWDM/1267/16).

This application seeks to make amendments to the design, predominantly consisting of changes to the size and position of windows at rear, the formation of a new rear balcony, the introduction of concrete panels to part of the rear elevation and the introduction of mezzanine floors in the rear extension.

The development includes reconfiguration of the internal layout to provide 14 flats across three floors comprising 1 x 1 bed flat, 12 x 2 bed flats and 1 x 3 bed flat. They are all market housing.

Relevant site history

As above

Consultations

West Sussex County Council: The **Highway** Officer has no further highways comments. From an inspection of the plans the amendments do not relate to any previously commented on access or parking arrangements.

Adur & Worthing Councils: The **Engineer** has advised that none of these amendments will affect surface water – therefore no comment.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The principle of the loss of business use and the provision of new residential development was previously accepted at the time of the original planning application and the subsequent approval. The main consideration therefore relates to the impact of the amendments on the visual appearance of the building and its setting within the Conservation Area.

Quality of the design and impact on local character, views and townscape, including Conservation Area

As an historic building in a Conservation Area, the site is treated as a heritage asset.

The building is deteriorating and its conversion to residential use helps secure the future of this distinguished and historic building.

The conversion works do change the appearance of the building markedly. However, it is still recognisable as a former, Victorian school and the alterations to the front (which is the key elevation) are, in themselves, attractive and sympathetic to the period architecture, albeit through a contemporary interpretation.

There are no changes to the front elevation from that previously approved.

The rear of the building is a less sensitive elevation, only visible from the railway, and this elevation is already much altered by unsympathetic twentieth century additions. The proposed amendments include changes to the size and position of windows at rear, including the formation of new rear balconies and the introduction of concrete panels to part of the rear elevation in lieu of brick. The concrete panels contrast with the existing brick and provide a mix of ‘old and new’ materials which are considered to be acceptable in this location facing the railway line.

The alterations are considered to preserve the appearance and character of the building as a heritage asset and the Conservation Area.

Impact on amenity of neighbours and future occupiers

The site is well separated from any existing residential dwellings (nearest flats are across the road) while to the rear the nearest dwellings in Gordon Road are separated by the railway line and station car park at a distance of over 70m.

The internal layout has been reconfigured to move bedrooms to the front of the building with kitchen/living rooms at the rear. Mezzanine levels have been added to flats 1-5 on the ground floor, within the proposed rear extensions. A new terrace is proposed for Flat 9 at the rear at second floor level.

Overlooking between roof terraces/balconies/windows may be safeguarded by privacy screens, secured by condition.

The new flats would be exposed to noise from the railway; potential resumption of business use in the yard to the rear and activity in Ham Road

but this may be addressed by noise insulation as previously requested by the Environmental Health Officer and secured by condition.

Provision of amenity areas may be secured by condition.

Construction/demolition arrangements and times permissible and dust emissions may be controlled by condition to protect neighbour amenity.

Access and parking

The site is situated in a highly sustainable and accessible town centre location close to excellent public transport, shops and facilities.

The Highway Authority has previously accepted the parking and access arrangements and has no new comments to make on these amendments.

Contributions

The approved application included a s106 Agreement to secure financial contributions towards education, libraries and the fire service. A Deed of Variation will be required to ensure that the legal Agreement is linked to this new application.

Recommendation

Approve subject to completion of Deed of Variation and the following conditions:

1. Approved Plans

2. Implement within 3 years

3. Control architectural details, communal aerials facing materials & control meters, flues and cables and hard landscaping

4. No new windows in flank elevation of upper floors of new houses & Obscure glaze upper floors west flank window of western new house.

5. Provide flank privacy screening to rear terrace of unit 7 and details of boundary treatment/balconies/roof terraces screening generally.

6. Provide gardens, balconies and terraces prior to occupation.

7. Noise mitigation to be agreed and implemented prior to occupation to meet the recommended standards set out in table 4 of BS 8233:2014 and the night time LAmax level recommended in the WHO's Night Noise Guidelines for Europe (2009). Where, windows need to remain closed to meet this criteria Whole house ventilation is considered to ensure thermal comfort can be managed inside the dwellings during the summer months. The party wall be designed to achieve a minimum airborne sound insulation value of 48dB (DnTw+Ctr dB).

8. Construction and Demolition Method Statement to control construction/demolition arrangements and times permissible and dust emissions

9. Land contamination

10. Provide car parking, cycle storage and storage for domestic waste /recycling.

11. Prior to the re-roofing of the pitched sections of the existing building and any associated preparatory works affecting the roof or loft spaces, a final check for bats will be made. The final check will take place between May and September inclusive. If no active roost is recorded then a 'by hand' strip of the tiles will be undertaken. In the event that a roost is discovered all works affecting the relevant building section will cease and European Protected Species Licence will be applied for.

12. Reconfiguration of parking bays in Ham Road

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.

Case Officer: Peter Barnett Date: 10 September 2018

Authorised by: Gary Peck Date: 12 September 2018