Development Management - Delegated Officer Report

Application Number: AWDM/1480/13 Recommendation – Approve

Site: 29 High Street, Shoreham-By-Sea, West Sussex BN43 5DD

Proposal: Application for a non-material amendment to AWDM/0268/13 to add cladding to external walls and roof

Date of site visit: N/A

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises nos. 29 and 31 High Street which form part of a terrace within the main shopping street in the built up area of Shoreham town centre. The site also lies within the Conservation Area. The buildings front the High Street to the north and formerly contained commercial premises at ground, first and second floor level. The second floor is formed within the roof space where there are front and rear dormers. There have been other various alterations and additions to the buildings including rear flat roof additions. To the south/rear of the site is an amenity/garden area which backs onto the river. Due to the drop in levels to the rear towards the river the lower ground floor of the building (which is below pavement level on the High Street frontage) is at ground floor at the same level as the garden area and the river bank.

Planning permission was granted in 2009 for the conversion of the premises to form 4no. 2-bed flats (ADC/0142/09). There then followed an application to amend this consent to enable the conversion to form 3no. 1-bed flats, 1no. 2-bed flat and 1no. studio flat (AWDM/1000/11). That application was refused for the reason that it resulted in substandard accommodation and an overdevelopment of the site. A subsequent appeal was dismissed. However, the work had already been carried out to form the 5 flats and in fact exceeded the details shown on the plans by including a 6th flat on the lower ground floor. The flats are now largely occupied.

Permission was granted earlier in the year to retain the flats but to improve the standard of the two smallest flats by extending at the rear in the form of bay extensions on the ground and first floor (AWDM/0268/13). Following discussions with the Environment Agency about flood risk to the lower ground floor flat, that flat was to be reinstated as an office/storage use. This has not been carried out yet although the applicant's agent has confirmed that it is not occupied and is used by the applicant as an office for his own company. This will continue to be monitored as a separate matter.

This application seeks permission for a non material amendment comprising the addition of cladding to the walls and roof of the building.

The architect has confirmed that the North front elevation will be insulated internally within the flats walls and pitched roof void areas so it will remain unchanged in appearance.

The rear elevation walls facing the river are to be insulated externally with a 80 mm special board which is then finished with a 15 mm thick white polymer based render and will look the same as existing. The flat roof areas will be insulated externally with a 80 mm thick special board which will then be felted over to look the same as it is at present.

Relevant site history

As above

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AB4, AB16, AH2, AH5, AH9, AS1 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.2, 'Space around New Dwellings and Flats' and No.4, 'Flat Conversions'.
Good Practice Guidance Note – Internal Space Standards for New Homes (ADC 2010)
National Planning Policy Framework (2012)

Planning Assessment

Visual amenity

The works will be at the rear of the building and will not be visible from the High Street. Externally, there will be a slight increase in the thickness of the walls and the height of the flat roofs (80mm) but once this has been rendered or felted as existing there will be little visual impact on the surrounding area.

Residential amenity

The proposed cladding will not have an adverse impact on residential amenity. Such development does not require planning permission where it relates to a dwellinghouse as it is considered to be an improvement rather than an enlargement.

Recommendation

Approve the non material amendment in accordance with the application. The existing planning permission AWDM/0268/13 still stands and the conditions imposed upon it continue to apply the development.

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

Case Officer: Peter Barnett Date: 17 December 2013

Authorised by: Gary Peck Date: 18 December 2013