Development Control – Delegated Officer Report

Application Number: AWDM/0238/12 **Recommendation – APPROVE**

Site: **Overstrand,Shopsdam Road, Lancing BN15 8ES**

Proposal: **Amendment of ADC/0098/10 to revise elevational design of proposed houses No's 1, 2 and 3 including the addition of south side roof terraces and replacement of wind-turbine flues with non-turbine feature chimneys**

The Application

The application is for revisions to the design of 3 of the 4 houses granted permission on appeal in December 2010 (ADC/0098/10).

The site is located on the west side of this unadopted unmade road, the road being raised above the low-lying land either side. The road also serves as a public right of way on foot to the seafront and beach. The site lies adjacent to the seafront foot/cyclepath and is opposite the Lancing Sailing Club at the front and with a boat park at the rear. It is currently occupied by 'Overstrand', a dwelling which is single storey where it fronts onto Shopsdam Road but increases to two storeys to the rear due to the much lower ground level at the rear. The building is linked to another dwelling, 'The Old Lifeboat House' to the north by a glazed side extension.

Permission was originally granted in 2008 to demolish the existing dwellinghouse and erect 3 detached houses on the whole site, fronting Shopsdam Road (ADC/0024/08). It has since lapsed.

In 2010, an application to redevelop the whole site with 4 houses (3 facing Shopsdam Road and one facing the seafront) was refused by the Committee but was subsequently allowed on appeal in December 2010 (ADC/0098/10).

In July 2010, in the period before the above appeal decision was made, permission was granted to erect a detached house on the south part of the site facing the seafront path (ADC/0163/10). Amendments to the design were permitted in January 2011 (ADC/0445/10) and details have recently been approved under the conditions. Condition 18 of this permission states that it shall not be implemented in conjunction with the original permission for 3 houses ADC/0024/08 (because the layouts are inconsistent with each other). The layout is however consistent with ADC/0098/10. Construction of this house is now about to commence in accordance with revisions to the design approved under ADC/0445/10.

In November 2011, permission was granted for a revised scheme for 4 houses, with 2 houses (instead of 3) fronting Shopsdam Road and 2 houses (instead of one) facing the seafront path/cycleway (AWDM/0104/11). This scheme is not being implemented.

It is now proposed to develop the whole site but by 2 separate builders, with the detached southernmost house being implemented under ADC/0163/10 as amended by ADC/0445/10. Insofar as the remainder of the site is concerned, it is proposed to implement ADC/0098/10 insofar as it relates to 3 houses fronting Shopsdam Road but with the revisions to the design forming the subject of the present application.

The changes now proposed to the 3 identical ridge-roofed houses are:-

- provision of a roof terrace (4.2m long by 2.4m deep) with glazed balustrading, on the south side of the roof of each house;

- provision of a tapering timber-clad feature chimney (3.8m high above eaves and 0.75m above ridge), replacing the wind-turbine flue originally proposed.

- on the front elevation, full width and gable height first-floor glazing with timber-effect brise soleil (sunscreen), instead of 2 narrow windows with white vertical timber panels;

- on the rear elevation, full width and gable height first-floor glazing similar to previously but with timber-effect brise-soleil and privacy screen;

- on the groundfloor, white rendered walls on all elevations (instead of timber horizontal panels) with a curved north front corner, but retaining the timber panelling on the first-floor side elevations (as before with natural brown on house No.1, green timber-effect on house No.2 and blue timber-effect on house no.3);

- minor changes to the sizes and positions of windows but including an additional small window on the groundfloor north side and rooflights in the centre of the north side roof slope (instead of along the upper edge of the south roof slope). The architect has confirmed that the north-facing rooflight to the WC and lobby has its cill higher than 1.8m above floor level;

- change of roof material from slate-effect tiles to stained timber-effect panels to match the side walls;

- repositioning of the solar panels from a horizontal arrangement along the length of the upper part of the south roofslope to a vertical arrangement towards the front of the roof slope.

The roof terrace would be approximately 1m above the side eaves level, being above the ceiling of the first-floor living room/kitchen diner and accessed by stairs therefrom. The westernmost 1.8m of its 4.2m length would be behind the proposed feature chimney. The architect has confirmed that the main ridge is over 1.8m higher than the proposed roof balcony, to avoid overlooking northwards.

In response to queries raised, the architect has replied stating that the chimneys would be formed from the steel frame that forms the main structure of the houses to avoid any danger of them being blown over (for example if they were blockwork structure). Externally, they will be finished in timber effect cement fibre weatherboard, such as Cedral by Marley Eternit. This has specialist fixings for exposed conditions and the edges are metal (not render), which they anticipate will be in marine-grade aluminium so as not deteriorate in the salty conditions. The join between the two materials will allow differential movement.

In terms of technical proficiency, it is stated that the Cedral weatherboard will act as a rain-screen on both the walls and the roof; this keeps the driving rain away from the water-proof layer which is behind the Cedral. Water is designed to travel into this space and will drain down behind the Cedral. This approach is more robust than traditional tiles and weatherboarding in such an exposed location. In terms of durability, the architect states it is made from cement fibre and so will not deteriorate,

as traditional ship-lap would, and he has confirmed that this approach does work with Marley-Eternit, and is confident that it provides a robust solution for weather-proofing the building. In terms of appearance, he states he has purposely chose the same material for the roof and upper walls to emphasise their modernity, using a contemporary rainscreen to give 'a new dimension' to an apparently traditional form of construction. He states that the visuals show how their intentionally unusual appearance creates a strong identity, echoing the cheerful individuality of the traditional beach house in a contemporary manner and avoids what might otherwise appear as three distinct horizontal stripes of materials on each house (lower wall, upper wall and roof).

Regarding renewable energy, he states they are counting on the solar panels providing an easy 10% renewables. Infilling between the two vertical panels to make one large square panel would be acceptable but any further enlargement would disrupt the architectural composition, in which they are keen to emphasise the continuity of upper wall and roof in the same material. If the solar panels do not achieve 10% renewables, they will incorporate 3 ground source heat pumps to ensure that condition 6 of ADC/0098/10 is achieved.

The houses otherwise remain as before with ridge-roofed design with front/rear gables with a maximum height of 8m at the front (from road level) and 9m/10m at the rear, as the ground drops. The external layout remains the same as before with shared vehicular access from Shopsdam Road (on their south side) leading to the rear of the site with parking for 2 cars under each house.

Consultations and Representations

Lancing Parish Council: Comment that they still consider the site to be overdeveloped and cramped and object to the first-floor terracing which would overlook neighbouring properties and affect their level of privacy.

Third Parties: An email from a member of the Lancing Sailing Club (resident in Steyning) objects on grounds that the chimneys would not withstand exposure to strong winds, salt and sun; the area of the PV panels is well below the first Feed in Tariff 4kW limit and should be increased; and the south-facing roofs should use solar PV panels high up towards the ridge to minimise shading in winter.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2
PPS1 ‘Delivering Sustainable Development’ (ODPM 2005)
PPS3 ‘Housing’ (DCLG 2006, amended 2010)

Planning Assessment

The application is only for elevational revisions to 3 of the 4 houses granted permission on appeal under ADC/0098/10.

Visual amenity

The proposed houses were stated by the architect in his Design and Access Statement to have been “*inspired by the simplicity of the beach hut*”. They are of simple and light contemporary design, with front and rear gables and with the proposed use of timber effect wall and roof panels in a different colour for each house (stained natural, green and blue respectively). The amendments now

proposed do not change this concept and in some respects add to the ‘seafront’ theme.

The more extensive glazing to the front gables and the proposed brise soleil at both front and rear, as now proposed, gives a less solid look. The change of the ground floor to white-painted rendering instead of boarding is not considered inappropriate to the setting, particularly as it enables the incorporation of an interesting curved front corner feature.

The south-side roof balconies now proposed are high up on the roof but being set back from the front and rear elevations would not be overly obtrusive. The chimneys would be an interesting feature as they are of such unusual design, tapering asymmetrically narrower upwards to create the impression of ‘sails’.

The change in roof material from slate-effect tiles to stained timber-effect panels to match the side walls of each house may look a little disconcerting compared to normal convention.

The design remains striking and contemporary and the revisions contain no changes that would lead to a departure from the previous appeal Inspector’s conclusion that “*the proposal would cause no harm to the character and appearance of the area. It would respect the natural features of the site and would be in keeping with the existing local environment in the way sought by policy AH2 of the Adur District Local Plan 1996 and the similar objectives of South East Plan policies CC6 and BE1.”*

Residential amenity

The property most affected by the proposed development is ‘The Old Lifeboat House’ to the north of the site. However, the revisions contain no changes that would adversely affect this property. There is an additional secondary window to bedroom 4 proposed on the north side of house No.1 but, although it is full height, it is very narrow (0.5m) and would only face the neighbouring side wall, not causing overlooking. Houses No’s 2 and 3 also include this additional window but it would not result in any mutual overlooking between them as the facing walls contain only obscure-glazed windows. The central rooflight proposed in the north roofslope would be 1.8m above floor level and not cause overlooking.

The southern roof balconies now proposed on each house would enable these 3 northern houses to take some advantage of sea views. Although the balconies would be well up on the roof (1m above eaves level), they are just within a height level that ensures the ridged roof would block any view northwards, being 1.8m below ridge height. Southwards, they would face onto the roofs of the other proposed houses and be partly blocked by the chimneys. Although they would also enable views rearwards, they would not cause any more overlooking than the firstfloor rear balconies already approved.

Recommendation

APPROVE for the reason that:-

The proposed revisions are appropriate in their design theme to this location close to the seafront and would not detract from the character and appearance of the locality or from the residential amenities of neighbouring properties. They would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

Subject to:-

1. C1Ci
2. The permission hereby granted is solely for minor revisions to permission ADC/0098/10 granted on appeal and the section 106 Obligation dated 30 June 2010 and the conditions imposed on that permission shall continue to apply to the development except that condition 03 below shall be substituted for condition 2 and plan No.1117-P-203C shall be substituted for plan P-203B in conditions 3 and 4 of permission ADC/0098/10. *R. For the avoidance of doubt and in the interests of proper planning.*
3. C1Ei The development hereby permitted shall be carried out in accordance with the following approved plans:-
   Drg No's 1117-P-202C (Proposed Site Plan); P-203C (Proposed Floor Plans); P-204C (Proposed Elevations); P-205C (Contextual Studies); P-206C (Artists Impressions) and P-207A (Artists Impressions).

Case Officer: Keith Morgan Date: 22 March 2012