Development Management – Delegated Officer Report

Application Number: AWDM/1119/23 Recommendation: APPROVE

Site: Former 51 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing chalet bungalow and construction of a pair of semi detached 3 storey, 3 bedroom houses (including lower ground floor below existing ground level) AWDM/2007/21. Application for Variation of Condition 1 (approved plans) and Condition 3 (Materials) of AWDM/1698/22

Date of Site Visit: visited when considering original application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

Original consent was granted for "Demolition of existing chalet bungalow and construction of a pair of semi detached 3 storey, 3 bedroom houses (including lower ground floor below existing ground level" under AWDM/2007/21. Following this consent was granted under AWDM/1698/22 for amendments to the original consent which included varying the materials, changes to windows, ground pump, air source heat pump for each dwelling, the submission of a Construction Management Plan, and drainage details to seek to remove condition 14 of the original consent. These details were all approved and conditions were amended and attached accordingly.

The current application seeks to amend the materials proposed, work has commenced on site. The materials as previously approved are, zinc roof with zinc bay window. The ground floor external finish is white render and first floor is marley eternit cedral cladding with dark grey frames and zinc rainwater goods. The current proposals show a slate roof with slate tile hanging to the bay window instead of the zinc. The cladding and render remain as previously approved with aluminium rainwater good proposed. The height and scale of the proposed building is to remain the same with only that materials to change.

Representations: - 3 representations have been made from the owner/occupier of nos. 44 Old Fort Road and nos 45 and 49 The Meadway.

- No material change so the proposals are supported.

- Object to the proposals as the changes to materials will make the building higher and will alter its structure, building control should be notified of the proposal and investigate.
- Neither object or support the building must be the same height and scale as approved and the slate should be cut with water fed grinders to avoid dust.

Consultations

Adur and Worthing

Environmental Health: - No adverse comments

Private Sector Housing: - No comment

Southern Water: - No objections or comments

West Sussex County Council Highways Authority: - No comments.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual and residential amenity

The changes to the materials proposed will be visible within the street scene and surrounding residential properties. Within the context of the existing built environment the materials will not be harmful to the character and appearance of the locality; there is an eclectic mixture of development, building design and materials.

The plans do not show the height or scale of the building changing and Building Control have been notified of the changes. The works can therefore be supported and the plans and materials condition varied.

The conditions have been copied over from the previous consent with the approved plans and materials conditions having been amended and the time limit condition removed as work has already commenced.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials as set out in the approved plans
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, as amended, (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or altered by means of any development as set out within Classes A, AA, B, C, D and E of Part 1 of the Schedule to that Order. Reason: In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.
4. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:-
   Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours
   Sundays and Bank Holidays no work permitted.
   Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.
   Reason: In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.
5. The windows in the east and west side elevation of the dwellings hereby permitted shall at all times be glazed with obscured glass. No additional openings other than those hereby approved shall be inserted in the building. The privacy screens shown on the approved plans shall be installed prior to occupation and shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.
   Reason: To prevent overlooking and to comply with policy 15 of the Adur Local Plan.
6. The dwelling shall be constructed and fitted out so that the potential consumption of wholesome water by persons occupying the dwelling will not exceed 110 litres per person per day. The dwelling shall not be occupied unless the notice for that dwelling of the potential consumption of wholesome water per person per day required by the Building Regulations 2010 (as amended) has been given to the Local Planning Authority.

Reason: In order to set a higher limit on the consumption of water by occupiers as allowed by regulation 36 of the Building Regulations 2010 and to increase the sustainability of the development and make efficient use of water in accordance with policy 18 of the Adur Local Plan

7. The sustainability and energy efficiency measures referred to in the Design and Access Statement submitted with AWDM/2007/21 shall be installed before the dwelling hereby approved is occupied.
   Reason: In the interests of amenity and sustainability having regard to policies 15, 18 and 19 of the Adur Local Plan.
8. The existing trees to the north of the site within the adjacent garden shall be protected for the duration of construction works and shall not be damaged, destroyed, uprooted, felled, lopped or topped.
   Reason: In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur District Local Plan

9.No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Proposed Site Plan and numbered 04A.

Reason: In the interests of road safety and to comply with Policy 15 of the Adur Local Plan.

10. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose. The parking area shall be edged with raised blocks to abut the pavement to create a barrier to limit the amount of gravel overspill onto the public highway.

Reason: To provide car-parking space for the use and to comply with Policy 15 of the Adur Local Plan.

11. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

Reason: provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

12. No part of the development shall be first occupied until the electric vehicle charging spaces have been provided.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies

13. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref: 11726, Second issue dated 8 December 2021, by GTA Civils & Transport Ltd) and the following mitigation measures it details:

o Finished floor levels for the ground floor shall be set no lower than 6.15 metres above Ordnance Datum (AOD) (Section 3.2 of the Flood Risk Assessment).

o The room on the lower ground floor (labelled as a 'flexible room' on drawing no 058 Rev A at Appendix C of the Flood Risk Assessment) shall not be used for habitable uses and/or for sleeping accommodation.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements.

The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
Note: The non-habitable use of the flexible room is confirmed in the submitted letter dated 7 December 2021 from James Breckell Architects.
Reason: To reduce the risk of flooding to the proposed development and future occupants in line with the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change.

14.The details contained within the Construction Management Plan submitted 19th October 2022 shall be complied with at all time during the construction process.
Reason: In the interests of residential amenity and highway safety and to accord with Policy 15 of the Adur Local Plan

15. Prior to installation details of the proposed air source heat pumps and the associated acoustic information shall be submitted to and approved by the Local Planning Authority, and shall be installed in accordance with such approved details and remain in place and maintained at all times unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interest of residential amenity and to accord with Policy 15 of the Adur Local Plan.

16. Work shall be carried out in accordance with the drainage and soakaway and technical plans hereby approved and details contained in the email from Simon Dent Associates dated 29th November 2022. These shall be complied with at all times unless otherwise approved in writing by the Local Planning Authority.
Reason: To ensure adequate drainage and to comply with the National Planning Policy Framework and policy 36 of the Adur Local Plan

17. In addition to the approved plans listed above the following plans approved under AWDM/2007/21 shall be complied with at all times: -

Existing and Proposed Block Plan 02 - received 8th November 2021
Existing Digital Survey 03 - received 8th November 2021
FRA - received 13th December 2021
Height Comparison Plan 08 - received 9th December 2021
Proposed site plan 04D - received 10th February 2022
Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives / Notes to Applicant

01. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.
02. 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.
03. The applicant is advised to contact the operator of the street lighting pole to organise the moving/relocation works.
04. The applicant is advised that in addition to obtaining planning permission they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/
05. Due to changes in legislation that came in to force on 1st October 2011 regarding
the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk
06. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water Developer Services, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel 0330 303 0119) or www.southernwater.co.uk or email developerservices@southernwater.co.uk
07. Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE

DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Further detail regarding our requirements are available on the following webpage:
https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms
A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions.
08. Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.
09. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and Numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering Information and guidance regarding the Fees for the service provided are also available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. Telephone Number: 01903 221479. Email: llpg@adur-worthing.gov.uk

Is recommendation contrary to letter(s) of representation Y

Case Officer: Hannah Barker Date: 9th October 2023

Authorised by: Peter Barnett Date: 9 October 2023