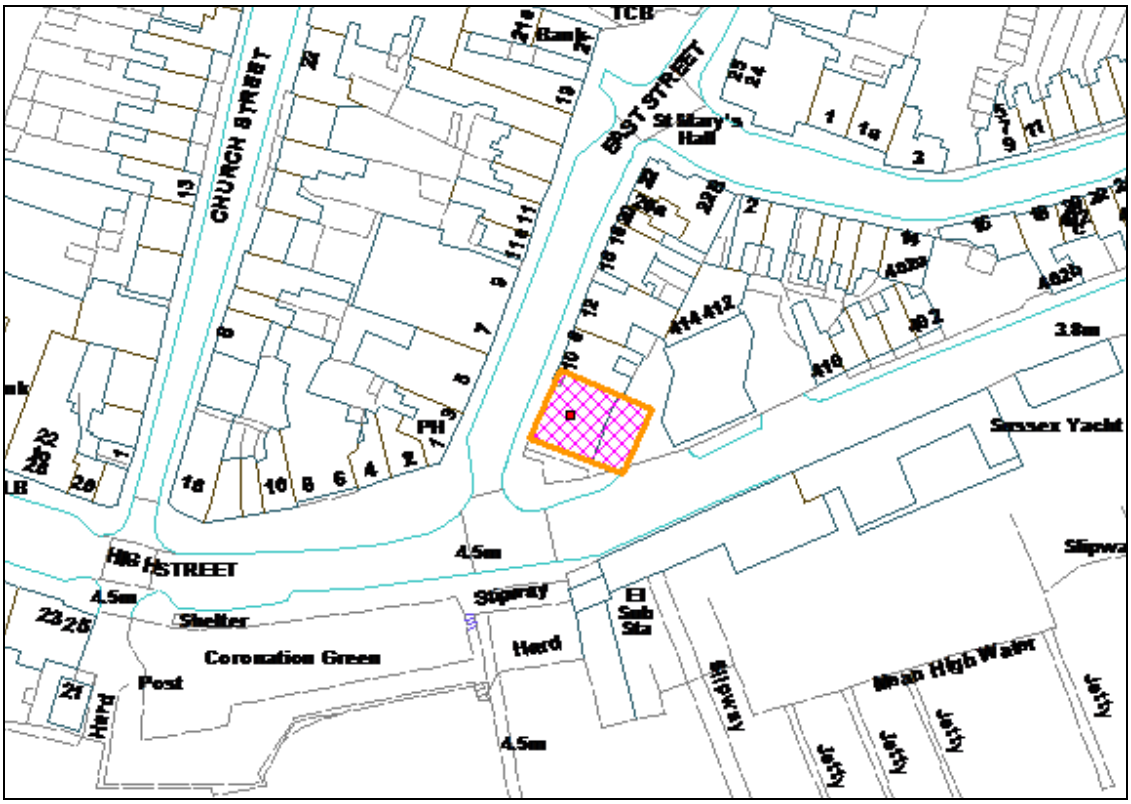
Application Number: AWDM/0168/16 **Recommendation – REFUSE**

Site: **4 - 6 East Street, Shoreham-By-Sea**

Proposal: **Replace existing roof with new third storey in the form of a mansard roof with dormers containing 1 x 1-bedroom flat and 1 x studio flat.**

Applicant:	New Shoreham Developments Ltd	Ward:	St Mary's
Case Officer:	Peter Barnett		



Not to Scale

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Proposal, Site and Surroundings

The application relates to a two-storey building located at a prominent position on the junction of East Street and the High Street, within the Shoreham Conservation Area. It has a distinctive asymmetric steeply pitched roof design which is part gabled and part hipped fronting onto the High Street. The ground floor is occupied by Real Patisserie and the first floor is vacant. Consent was granted last year for the conversion of the first

floor to residential use under the permitted development Prior Approval process and work has commenced on that conversion scheme.

The current proposal seeks to remove the existing roof and to construct a second floor extension within a new mansard roof structure. The new roof will accommodate two residential units, comprising a 1 bed flat and a studio flat. The proposal also involves recladding the first floor with plastic timber-effect weather boarding to replace the existing brick and render finish. The new roof would be of a similar height to the existing and would be finished in slate, with a curve towards the eaves and leaded dormer windows on the south, east and west elevations. The north elevation would have a blank gabled end where it abuts a lower, two-storey building with part flat roof.

Relevant Planning History

NOTICE/0006/15 - Application for permitted development for prior approval for change of use of first-floor only from offices (Use Class B1) to 4no. self-contained studio flats (Use Class C3) – Prior Approval not required

SU/97/85 – Two-storey block containing ground floor shops and/or offices with offices on the first floor

Consultations

West Sussex County Council: No objection from a transport/highways aspect subject to a condition requiring provision of cycle parking. Comments that there are no parking spaces for the property, and none proposed. However, the site is located within a sustainable area, in close proximity to many shops and amenities, while also being close to public transport services to Brighton, London and the west via train, and Brighton, Worthing and surrounding towns and villages by bus. In addition cycle storage for 4 cycles has been proposed. This would place the application in accordance with Paragraph 17 of the National Planning Policy Framework.

There is no anticipated highway safety or capacity concerns with this proposal.

Adur & Worthing Councils: The ***Environmental Health*** officer advises that the area of development on the corner of East Street and the High Street has been identified by DEFRA as an area severely affected by noise. He has asked for an acoustic assessment to be undertaken to ascertain the exact noise exposure of the property including a scheme to protect the habitable rooms from excess noise. The scheme should demonstrate good acoustic design and comply with the internal noise level guidelines set out in BS8233:2014.

The acoustic scheme should also recognize that the High Street is an Air Quality Management Area and any whole house ventilation scheme or forced air ventilation to habitable rooms should have the air intake from the Northern side of the development at roof level to ensure traffic polluted air is not blown directly into the property.

The ***Engineer*** has no comment

Southern Water Services: Applicant should contact Southern Water about connection to public sewer

Adur District Conservation Advisory Group: Support approval

Design & Conservation Architect:

Does not support the proposal for the reasons set out in the Planning Assessment below

Representations

None received

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH2
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in any determination of planning applications in Conservation Areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Visual amenity and impact on Conservation Area

The site occupies a very prominent position within the Conservation Area, being visible from East Street, High Street, Brighton Road and in longer views from the footbridge to

the south. There is no objection in principle to the extension and alteration of the building but its important location within the town necessitates a high quality and confident scheme.

The Council's Design and Conservation Officer has advised that:

"*this site represents a very important and exciting opportunity. Although the existing two storey buildings on the site are quite modern, the current roof form did try to add some interest through its use of monopitch roofs. However, in my opinion, the current form still fails to be an adequate response to the site in terms of its potential townscape function*."

The applicant is proposing to construct a mansard roof with oversailing eaves and has referred to a recent development at 6-8 High Street where a similar design approach was taken (approved under reference AWDM/1127/14). However, the roof approved in that case is more traditional in appearance, sitting behind a parapet wall and incorporating vertically proportioned dormer windows. It is a successful scheme, improving a former flat-roofed two storey building situated within a terrace fronting the High Street, with a resulting enhancement of the Conservation Area.

The current application building, by contrast, forms a different role within the streetscape, being an 'end stop' to East Street which, due to its angle and prominent position, is visible in longer views along the High Street. The Design and Conservation Officer has considered the design approach within the application but has advised:

"In my opinion, the adoption of a continuous two storey eaves level would result in the creation of a rather weak end stop, and would not achieve a fitting termination and focal point. However, there certainly appears to be an opportunity to create a new floor of accommodation, and to articulate the design in order to achieve a building more deserving of this location. This might result in another asymmetrical design, and/or possibly a higher or more varied eaves line." In particular, it is considered that the treatment of the important southern elevation could be more assertive so that it "*is better able to hold its position in the townscape*." Consequently, it is not considered that the current design will preserve or enhance the Conservation Area.

The applicant disagrees with this view and considers that a quiet and simple design would be more in keeping with the character of development in the area. However, for the reasons stated above, it is considered that this prominent site deserves a more robust design solution which befits its position and role within the townscape.

Residential amenity

The proposed extension will not result in any loss of amenity for existing residents or neighbouring occupiers. The proposed accommodation will comprise a 1 bed flat of 51.3sqm and a studio flat of 46.8sqm. The 1 bed flat meets the National Housing Standard for a 1 bed 2 person flat but the studio falls short (the minimum floor area should be 50sqm).

Furthermore, the Environmental Heath Officer has advised that the site lies within an area severely affected by noise and he has requested that an acoustic assessment is undertaken to ascertain the exact noise exposure of the property including a scheme to protect the habitable rooms from excess noise. A whole house ventilation scheme or forced air ventilation to habitable rooms is also required should permission be granted, with air intake from the Northern side of the development at roof level to ensure traffic polluted air is not blown directly into the property. This would need to be secured by condition should permission be granted.

Accessibility and parking

No parking exists or is proposed. The site lies within a sustainable town centre location with good access to public transport. No highway objection is raised. The applicant has referred to 4 cycle parking spaces being provided but the plans show this as being within the bedroom of each flat and not in a dedicated storage area. It is considered unlikely, however, that the majority of future residents would carry their bicycles to the 2nd floor and store their bicycles within the bedroom. However, it is not always possible for town centre flats to provide cycle storage facilities due to the high density nature of such sites and it is not considered that the lack of proper storage facilities is sufficient reason to object to the application.

Recommendation

REFUSE for the reason:-

The proposed roof extension by reason of its design and use of a non-traditional mansard roof with continuous two storey eaves level would result in a weak built form which would fail to preserve or enhance the character and appearance of the Conservation Area in this prominent and important townscape location. The proposal is therefore contrary to saved policies AG1, AB4 and AH2 of the Adur District Local Plan and to the relevant paragraphs of the NPPF relating to sustainable development, good design and conserving and enhancing the historic environment.

11th July 2016