Expiry Date – 19.6 EOT agreed to 1/10

Development Control – Delegated Officer Report

Application Numbers:
A) AWDM/0705/19
B) AWDM/0706/19

Recommendation – A) Grant B) Approve

Site: **53 Southdown Road, Shoreham**

Proposal:

A) Proposed single storey side extension, new window sizes in some existing openings, new garden walls and glass balustrade to existing balcony (west). PV panels to main roof. Retrospective change of use from two flats to 1 no. 4 bedroom dwelling, (Revised Proposal).

B) Application for Listed Building Consent for single storey side extension, new window sizes in some existing openings, new garden walls and glass balustrade to existing balcony (west) and PV panels to main roof and new below ground drainage route in garden. Internal works to include new shower room at ground floor, removal of internal partitions and creation of openings in wall, painting of exterior walls and thermal upgrade of roofs in connection with retrospective change of use from two flats to 1 no. 4 bedroom dwelling.(Revised Proposal).

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12.7.19

Site and Surroundings

This application relates to a Grade II listed semi detached villa on the north side of Southdown Road and junction of Victoria Road. One of a pair on this prominent corner site the villas are two and three storeys in height with later additions over two lower floors and a further single storey addition. The listing states:

'House. Mid-CI8, rendered in mid CI9. Incised render with 2 moulded bands and modillion cornice to parapetted roof with end stacks. Three storeys; regular 3 bay front. Moulded window surrounds on first and second floors, bracketted cills and cornice-hoods on first floor. Central first-floor window blocked. No surrounds to ground-floor windows. Glazing bar sashes throughout. Central arched with pilaster and

entablature surround. Panelled door with fanlight. Two storey wing to left with large C20 square bay on ground-floor. Further extension to left.'

The site is also within the Shoreham Conservation Area.

Proposal

Planning permission is sought to continue the use of this property as one house. It is also proposed to remove the single storey rear extension and to replace it with a larger single storey addition which extends to the front wall and includes bi fold doors. In addition hit and miss rendered front walls, 1.5 metres in height, are proposed to create a small private patio area outside the new kitchen together with cycle storage. This maintains parking for one car in the frontage. Photo voltaic panels are proposed on the main roof. An existing first floor rear terrace is to be enclosed with glass balustrades. First floor windows in the end (south wall) are to be removed or reduced in size and a rear rooflight is proposed in the first floor addition roof (south side).

Internal alterations involve:

Ground Floor
Create wider opening from living room to new kitchen, install beam.
New shower room under stairs retaining glass partition. New drainage run under floor.

First Floor
New bathroom window in reduced opening
Infill window over WC
Thermal upgrade of roof.
New rooflight
Move door to reception room

Second floor
New en-suite bathroom
Thermal upgrade of bathroom roof
Thermal upgrade of balcony

Roof
Thermal upgrade

External
Window repairs
Render repairs
Lay patio, protect tree
Soakaway – if required

Relevant Planning History

None.

Consultations

Technical Services:

'Thank you for the opportunity to comment upon this application, the proposed site lies within flood zone 1 and appears to be unaffected by surface water flooding.

The applicant has indicated the intention to use soakaways and therefore needs to assess if the use of soakaways is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location to ascertain if a soakaway will adequately empty. There appears from the drawings to be sufficient area to adequately site soakaways.

Therefore in the absence of any ground investigation details or detailed drainage details in support of the application we request that should approval for this new build be granted it be conditional such that 'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'

Soakage tests in accordance with DG 365 (2016) or similar will be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas'.

Council's Tree Officer: '*I have taken a look at this Ash tree, which is within the grounds of the property and does not have a TPO. The tree has had previous consent under a S211 Notice to pollard, from which it appears to have regrown well. I have no concerns about the proposed development - subject to the usual hand digging within the RPA and provision of a contingency for alternative foundations if required.'*

Highways

'This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

Summary
This proposal is for a single storey side extension, new garden walls, exterior alterations and the retrospective change of use from two flats to a single 4-bedroom dwelling. The site is located on Southdown Road, an unclassified road subject to a speed limit of 30 mph.

Access and visibility
The existing access point via Southdown Road will be utilised for the property. An inspection of collision data provided to WSCC by Sussex Police reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the access is operating unsafely.

Parking and turning
Upon completion of the proposed development, the parking area will have space for 2 cars to park there. The WSCC Car Parking Demand Calculator indicates that a property of this size in this location would require 3 car parking spaces. Therefore, any over spill parking will have to be accommodated on street. Although the Local Highway Authority (LHA) does not believe that this will be detrimental to highways safety, the LPA may

wish to consider the impacts on on-street parking from an amenity point of view. There does not appear to be enough room for on-site turning to be achievable. Therefore vehicles may have to exit the site onto Southdown Road in a reverse gear. Given that the property would have operated as such prior to this development and has operated without incident, the LHA does not consider this a highways concern.

Sustainability
The site is located in a sustainable location with shops and a primary school within walking distance. Shoreham Train Station is approximately 8 minutes away on foot. Nearby bus stops offer connections to Arundel, Angmering, Steyning and Brighton. Cycling is a viable option in the area. Secure and covered cycle storage for 3 cycles was demonstrated in the plans. The inclusion of cycle storage increases the sustainability of the property by offering alternative modes of transport to the private car and reducing parking pressures in the vicinity.

Conclusion
The LHA does not consider that the proposal would have 'severe' impact on the peration of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.If the LPA are minded to approve the application, the following conditions should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 3, 11, 15, 16, 17, 20, 35 and 36 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
Shoreham Conservation Area Appraisial

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the listed building, conservation area and the impacts of the development on neighbour amenity. The mature tree inside the driveway must also be protected and off street parking/cycle parking maintained/created. The potential loss of two flats must also be considered.

Loss of flats.

The applicant bought the property in 2018 as one house. Our records indicate it was once two flats but no details of these are available and it is not known when the conversion back to one house occurred. The internal site inspection showed no evidence of two flats. However, the house created is a large family home with a large private garden. It is acceptable.

Conservation area/listed building

The new single storey extension extends to the side boundary of No. 51. It is set 8.5 metres back from the road and is linked to an addition which is not original. It will not be harmful to the integrity of the listed building. Hit and miss walls 1.5 metres high will partially screen the extension from the road and provide a private patio area. They are a minimum 5 metres back from the pavement edge.

The existing first floor roof terrace is to be enclosed with a glazed balustrade. This will simply improve safety and on this later addition is acceptable in listed building and conservation terms. The neighbouring semi also has a roof terrace. The existing uPVC French doors are shown to be replaced in timber. This will improve the property's appearance.

PV panels are proposed for the main roof. These are shown to be angled so as not to be visible from the road as they are below the height of the parapet. Again no harm will occur.

The revised window arrangement in the first floor rear wall is acceptable as this is not part of the original building.

Details of all new windows, the bi fold doors and bathroom rooflight are reserved by condition.

The internal alterations including the thermal upgrades are detailed in the revised Schedule of Works and further conditions are not required. Proposed soundproofing has been removed.

Neighbour amenity

The single storey extension and bicycle store sits alongside the blank flank of 51 Southdown Road and abut the rear wall of an extension on the adjoining semi, Cambridge Lodge. It will extend marginally above the height of the addition at Cambridge Lodge but not significantly and not harmfully. The extension at Cambridge Lodge appears to be a garage and possible utility/bathroom.

Outside the new extension's bi fold doors a south facing patio area is to be created. As this is alongside the neighbour's blank flank wall it is not considered that nuisance to neighbours will occur.

The window alterations will have no impact and nor should the internal alterations.

Tree

There is a large ash tree inside the driveway protected as it is within the conservation area. Consent has previously been granted to pollard this tree and it has re-grown well. There is potential for the foundations of the extension and new walls to interfere with the tree roots and so the Council's tree officer has recommended a hand dig condition with contingency if required. This is recommended.

Highways

The LHA is satisfied with the car parking provision. A 5 metre deep forecourt is retained for parking purposes. Cycle parking is shown as part of the development.

Recommendation

A) APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Details of all new windows and doors
5. Details of balustrade and attachments
6. Details of soakaways
7. Hand dig to protect Ash tree
8. Patio porous

B) **APPROVE** subject to the following conditions:

1) Approved Plans
2) 3 years
3) Protection of LB during works
4) Any damage made good within 6 months

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 26/9/19
Authorised and signed by:	Peter Barnett	Date: 26 September 2019