Development Management - Delegated Officer Report

Application Number: AWDM/0626/22 Recommendation – Approve

Site: The Surf House, 46 Old Fort Road, Shoreham-By-Sea

Proposal: Demolition of existing property. Proposed construction of two-storey house with first floor terrace to the south elevation. Front boundary wall and sliding gate. Use of render, timber and zinc cladding to external elevations. Application to vary condition 1 (Approved Plans) of AWDM/1616/20. Amendments: Addition of balcony to first floor over ground floor entrance and change of juliet balcony window to sliding door

Date of site visit: 7 September 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow with rooms in the roof, on the south side of Old Fort Road. It sits between a contemporary 3 storey dwelling at No. 44 which was constructed in recent years and an extended two storey dwelling with rooms in the roof (No.48).

Permission was granted in 2020 to demolish the bungalow and construct a contemporary two storey, 3 bedroom house (AWDM/1616/20). It will be flat roofed and finished in white render, timber and zinc cladding. At the front there will be an integral garage with a bedroom above within a two storey pitched roof projection. At the rear there will be a ground floor projection with terrace above. A raised area of timber decking will project at ground floor.

At the front the existing vehicular access is to be retained but with a new sliding gate and white rendered wall across the frontage, 1.2m high. A swimming pool is proposed for the rear garden. Solar panels are proposed for the flat roof.

This application seeks permission to amend the proposal as follows:

- Addition of balcony to first floor over ground floor entrance and change of juliet balcony window to sliding door

Relevant Planning History

AWDM/1155/20 - Remodelling and extension to form 2 storey flat roofed dwelling including first floor extensions at front and rear with first floor terrace at rear. New front boundary wall and sliding gate. Use of render, timber and zinc cladding to external elevations – withdrawn

AWDM/1616/20 - Demolition of existing property. Proposed construction of two-storey house with first floor terrace to the south elevation. Front boundary wall and sliding gate. Use of render, timber and zinc cladding to external elevations.

AWDM/1161/21 - Variation of Condition 1 (approved plans) of AWDM/1616/20. Amendments: increase in height by 450mm, changes to window sizes and position, extension of zinc roof over garage to west side, addition of rooflight to east elevation of garage / bedroom roof, relocation/addition of rainwater down pipes

AWDM/2023/20 - Approval of Details Reserved by Condition 8 (Construction Method Statement) of Application number AWDM/1616/20.

Consultations

West Sussex County Council: The **Highways Authority** advises that the applicant has not provided details on Vehicle, Cycle or Electric Vehicle Parking or access.
[NB – these details were approved at the time of the original application or are reserved by condition]

Adur and Worthing Councils: The **Environmental Health** Officer recommends a condition requiring a construction& demolition management plan for the scheme which should cover such things as hours of operation, deliveries and storage of materials, demolition and removal of waste from the site and general liaison with neighbours.
He also requests an informative advising the applicant that they will need to contact environmental health for a demolition notice under the Building Act 1984.

No objection on PSH grounds

The **Engineer** requests that the revised plans meet the requirements of the FRA submitted with AWMD/1616/20, in particular please ensure that the finished floor level is at or above 6.3mAOD

Southern Water: No objections.

Environment Agency: No objection subject to condition requiring development to be carried out in accordance with FRA

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 18, 20, 22, 30, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)

West Sussex ‘Guidance on Parking at New Developments’ and ‘Parking Demand Calculator’ (WSCC 2019)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Old Fort Road has an eclectic mix of architectural styles and this proposal, in its form, scale and use of materials, will add to that varied street scene. It will sit comfortably between two taller dwellings and will be no closer to the road than existing. The proposed changes will add a small balcony to the front which will have little impact overall.

Residential amenity

The balcony is centrally positioned at the front of the building and will not cause any harmful overlooking or loss of privacy.

Parking and access

The approved plans show a garage (suitable for cycle storage) and parking at the front, utilising the existing access. No highway objection was raised at the time of the original application.

Flood risk and drainage

The approved application was supported by a FRA which specifies that the habitable finished floor level will be at 6.30m AOD (design flood level of 6.00m AOD plus 300mm allowance for freeboard), meaning that the ground floor accommodation will be located out of the flood zone in line with the established EA guidance.

The EA has no objection subject to a condition requiring the development to accord with the FRA and this condition will be reimposed.

Surface water runoff is expected to discharge to soakaways and through porous surfacing, therefore there should not be an increase in peak flows off-site. The Council’s Engineer has no objection.

Sustainability

The Design and Access Statement submitted with the original application set out the sustainability measures for this development. It stated:

"*The proposed building has the potential to exceed stringent energy consumption and thermal performance regulations. Passive environmental design principals such as high levels of insulation and low air permeability through the structure together with MVHR systems and high performance windows/doors will reduce the heating demand and improve the building performance.*

Photovoltaic and Solar roof panels (mounted on the roof over the 1st floor) will provide electricity and hot water. All lighting will be low energy LED."

This is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Access
5. Car parking
6. Cycle parking
7. EV charging spaces
8. CMP
9. To be carried out in accordance with FRA
10. Water consumption
11. PV panels to be provided in accordance with details to be approved
12. Remove PD Class A, AA and B
13. Balcony screen

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

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.

Demolition Notice

Southern Water

Case Officer: Peter Barnett Date: 12 May 2022

Authorised by: Gary Peck Date: 12 May 2022