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Development Management - Delegated Officer Report

Application Number: AWDM/1399/25 Recommendation – Refuse

Site: 20 East Meadway, Shoreham

Proposal: Replacement of the existing bungalow with a 2 storey house.

Date of site visit: 17/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the north side of East Meadway. The bungalow is unusual with its narrow footprint and mono pitched roof appearance. No. 17 on the opposite side of the road, is a similar property but on a wider plot. The site has an attached store/garage on its east boundary with off street parking for one car on the frontage.

The bungalow extends to within 4.8 metres of the rear boundary. The submitted site plan shows it set off the east boundary by 2.3 metres, apart from the store, and 1.9 metres off the west boundary.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

The site is in Flood Zone 2 and at risk from tidal flooding, but not at significant surface water flood risk.

It is proposed to demolish the existing bungalow and build a two storey 3 bed dwelling. The bedrooms are shown at ground floor with a kitchen living room at first floor including a covered front balcony. The new house would have a similar front wall position as the existing bungalow but would extend less deep with the ground floor 9 metres off the back boundary and the first floor 11 metres off this same boundary. Given the flood risk the proposed ground floor is raised 4 steps above ground level, 700mm. The consequent eaves and ridge heights are 5.8 metres and 8.2 metres respectively. It is shown to be 1 metre off each side boundary.

2 off street parking spaces are shown. A detached plant room building and ASHP are shown in the rear garden closest to the east boundary.

Proposed materials include cream brickwork at ground floor, light grey zinc or aluminium at first floor and roof level.

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Relevant Planning History

ADC/0240/06 - Single-storey extension on east side and enclosure of partially-covered area on west side (Application for certificate of lawfulness for proposed development). Refused

SU/200/05/TP - Demolition of existing dwelling and erection of two-bedroom chalet dwelling. Refused.

West Sussex County Council: The **Highways Authority**

'This application seeks the replacement of an existing bungalow with a two-storey house. The site is located on East Meadway, an unclassified road subject to a speed restriction of 30 mph.

The existing vehicle access point fronting the site on East Meadway will be utilised for this development. The plans show that a wider driveway is proposed, so the existing dropped kerb will also need to be widened to facilitate access to this driveway. Such works will be subject to a licence obtained from WSCC and constructed to a specification agreed with a WSCC Highway Area Engineer.

Two car parking spaces are proposed to serve this site, in accordance with WSCC Parking Standards. No details of cycle parking provision have been provided – the LHA would request that secure and covered cycle parking for two bicycles be provided in accordance with WSCC Parking Standards, to promote sustainable transport methods.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

<u>Conditions</u>
Car parking space (details approved)
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.
Reason: To provide car-parking space for the use

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.

<u>Informative</u>
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that 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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/'

WSP Drainage Consultant:

'Following a review of the submitted information, we note that the Site is located in Flood Zone 2. In addition, the applicant has not demonstrated safe access and egress, for both tidal and surface water sources, for the lifetime of the development. **We would recommend the approval of the application with the following condition** attached:

Condition 1: Prior to the first use of the development a Flood Risk Emergency Plan shall be submitted to and approved in writing by the Local Planning Authority. The Flood Evacuation Plan should be created in line with 'Flood risk emergency plans for new development' as produced by ADEPT and EA and demonstrate safe access and egress in accordance with NPPF.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Worthing Borough Council.'

Environment Agency: Zone 2 so Standing Advice only applies.

Southern Water:

'Proposed SUDS features

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents/.

No Soakaways should be connected to the public surface water sewer.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here: https://www.water.org.uk/sewerage-sector-guidance-approved-documents/

https://www.ciria.org/ItemDetail?iProductCode=C753F&Category

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https://www.southernwater.co.uk/media/l4ndl3db/suds-final

80824.pdf

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers 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.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.

- Specify a timetable for implementation.

- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk '

Adur and Worthing Councils:

Environmental Protection (Health):

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

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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: To safeguard the residential amenity of the area.

Management Plan to be submitted and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate, but not necessarily be restricted to the following matters:

the anticipated number, frequency and types of vehicles used during construction,
the method of access and routing of vehicles during construction,
the parking of vehicles by site operatives and visitors,
the loading and unloading of plant, materials and waste,
the storage of plant and materials used in construction of the development,
the erection and maintenance of security hoarding,
a commitment to no burning on site,
the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
methods to control dust from the site,
a commitment to following BS5228:Code of Practice for noise and vibration control on construction and open sites,
details of public and neighbour engagement both prior to and during construction works.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction.

Informative:
The applicant should should, where possible, follow the permitted development scheme following the MCS 020 March 2025 guidance at https://mcscertified.com/mcs-has-published-an-updated-version-of-mcs-020/. This guidance provides a screening process for the installation of the ASHP, that if met requires no further noise assessment.

Planning permission will be required where the noise limits set out in the above permitted development scheme cannot be achieved or where the ASHP model is not covered by the scheme.
See https://www.adur-worthing.gov.uk/noise/planning/

Representations

Three objections received from adjoining neighbours at 18 and 22 East Meadway and from 29 Marlinespike, to the rear, summarised as follows:

- Overlooking of garden and home at 29 Marlinespike
- Visually oppressive and over dominant
- Overshadowing of garden and house at Marlinespike
- Out of character/scale with pattern of development of bungalows
- Loss of value of property
- Loss of sea view
- Loof light to rooms in the sides of Nos. 18 and 20
- Overlooking from side windows
- Loss of light to garden at 20
- Noise and disruption to neighbours

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Relevant Planning Policies

Adur Local Plan 2017 policies 1, 2, 15, 18, 19, 20, 31, 34, 35 and 36
Sustainable Energy SPD (August 2019)
Adopted Development Management Standard No. 1 Space Around Dwellings
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (December 2024)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

In December 2024, the Government published an updated National Planning Policy Framework (NPPF 2024). This reintroduced requirements for local planning authorities to demonstrate a five-year housing land supply, regardless of the age of the adopted plan.

The Adur Local Plan was adopted on 14th December 2017. Policy 3: Housing Provision makes provision for a minimum of 3,718 net additional homes in the period 2011 to 2032, equivalent to 177 dwellings per annum. As Adur District adopted its Local Plan more than 5 years ago the Five Year Housing Land Supply Position Statement uses a housing requirement based on the local housing need that is calculated by the standard methodology set out in the PPG. Updated data on national affordability ratio was published on 24th March 2025 which has subsequently resulted in a revised local housing need (LHN) figure based on the standard method calculation. The LHN figure has been amended to **549** (previously it was 547) **dwellings per annum for Adur**.

In 2018, the Housing Delivery Test was introduced against which housing delivery is measured. If housing delivery is below 85% of the housing requirement over the previous three years, a 20% buffer must be applied. The Housing Delivery Test 2023 (covering the monitoring periods 2020/21, 2021/22 and 2022/23), published December 2024, indicates that Adur delivered **81%** of its requirement. As a consequence, the presumption in favour of sustainable development **no longer** applies; an Action Plan has been prepared and, in calculating the five-year housing land supply, a 20% buffer must be added. It must be noted that the HDT position has improved with the previous test result (December 2023) being 72%.

The revised 5 Year Housing Land Supply (5YRHLS) (2024-2029) position for Adur as at 01/04/2024 demonstrates that a total of 2,139 homes are deliverable within this period, equating to **3.2 years of housing land supply** against the housing requirement figure (as set by the Standard Methodology figure) of 549 dwellings per annum plus a 20% buffer = 656 dwellings per annum.

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Given that the Council cannot demonstrate a 5 Year Housing Land Supply of deliverable housing sites, this means that for decision taking, **paragraph 11 d) of the NPPF applies** which states:

'where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

The impacts are assessed below.

Housing

The application proposes the replacement of a single one bedroom dwelling with a three bed dwelling. Whilst larger and a family home the replacement dwelling will result in significant harm and cannot be justified in terms of housing need.

Visual amenity

The narrowness of the plot and consequent narrowness of the proposed dwelling would result in a dwelling out of proportion and out of keeping with its neighbours which would be harmful to the appearance of the streetscene.

Residential amenity

Neighbours either side have habitable room windows in their side walls facing the new build. The new dwelling with its increased height and closer proximity to the shared side boundaries would result in a loss of light to these rooms and would have an overbearing impact.

29 The Marlinespike, to the rear, is a bungalow with rooflights. It has a shallow rear garden only 5 metres in depth. The proposed dwelling would have its kitchen/living room at first floor with a window 11 metres off the rear garden boundary.

Adopted Development Management Standard No.1 states:

2.4 The space required between buildings is affected by the location of principal windows and the need to maintain privacy between facing windows and allow light to enter such windows. A distance of 22m is the minimum required between facing principal windows in order to retain sufficient privacy. For developments over 2 storeys in height this distance will need to be increased.

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2.5 Where a principal window faces a solid obstruction a distance of 11m is required between the window and a single-storey structure or 14m between a principal window and a two- storey structure, in order to allow adequate light to enter the windows. In the case of flats, developments should be avoided which include flats with only north-facing windows since these would not benefit from any direct sunlight.

The proposed first floor rear kitchen window would be within 21 metres of the rooflights to the master bedroom and within 14.5m of the ground floor living room windows at 29 The Marlinespike and would lead to unacceptable overlooking.

BNG

The new dwelling would have a smaller footprint than the bungalow and garden building to be demolished. Landscaping and new planting is shown on the plans but no evidence has been submitted to demonstrate that 10% BNG will be provided or that the development is exempt.

Sustainability

An air source heat pump is proposed in the rear garden.

Flood Risk/Drainage

The ground floor level is to be set at 6.19m AOD, which is 0.6m above the modelled (undefended) flood level of 5.59m AOD. 0.6m freeboard is needed because of ground floor bedrooms.

WSP, the Council's drainage consultants, has requested a condition to seek a Flood Emergency Plan as safe access and egress has not been demonstrated. Had this application been recommended for approval this condition would have been attached.

Highways

Two parking spaces are proposed in the front garden. The Highway Authority is satisfied with the proposal.

Recommendation

APPROVE

REFUSE for the following reason:-

The proposal, by reason of its height and narrowness would be ill-proportioned and out of keeping with neighbouring dwellings in scale and design while its proximity to shared boundaries would result in loss of light, an overbearing effect and overlooking. The proposal would be harmful to visual and neighbour amenities contrary to policy 15 of the Adur Local Plan, Adopted Development Management Standard No. 1 Space Around Dwellings and the National Planning Policy Framework.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Case Officer:	MOK	Date: 6/1/26
Authorised by:	Peter Barnett	Date: 6 January 2026