Development Management – Delegated Officer Report

Application Number: AWDM/2021/22 Recommendation – Approve

Site: **114 Old Fort Road, Shoreham-by-sea**

Proposal: **Demolition of existing two storey house and construction of a three storey flat roofed 4 bedroom link detached dwelling with balcony at first floor and terrace at second floor south elevations and two air source heat pumps. Variation of Condition 1 (Approved Plans) of previously approved AWDM/1544/21. Amendments to fenestration, ventilation and external alterations including removal of demountable flood barriers, green roof replaced with beach shingle, main roof overhang over stairwell has been cut back from 1m to 0.7m and boundary wall with No. 116 is now a new 200mm wide masonry wall.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 23 January 2023

Site and Surroundings

The application relates to the site of a former detached two storey dwelling on the southern side of Old Fort Road backing onto the beach. It is close to a roundabout and to a public footpath to the beach on the west side of No. 116. It is not in a conservation area and is not listed. The beach itself is a Local Wildlife Site and Local Nature Reserve.

Planning permission was granted under AWDM/1544/21 for the redevelopment of this plot with a three storey house. The original house has now been demolished and ground works have commenced on the new dwelling.

Proposal

This application seeks approval for a number of minor amendments to the design. These include:

- Amendments to fenestration and ventilation
- Removal of demountable flood barriers
- Green roof replaced with beach shingle
- Main roof overhang over stairwell has been cut back from 1m to 0.7m
- Boundary wall with No. 116 is now a new 200mm wide masonry wall

Relevant Planning History

AWDM/1544/21 - Demolition of existing two storey house and construction of a three storey flat roofed 4 bedroom link detached dwelling with balcony at first floor and terrace at second floor south elevations and two air source heat pumps. Granted 5.11.21

AWDM/0015/22 - Demolition of existing two storey house and construction of a three storey flat roofed 4 bedroom link detached dwelling with balcony at first floor and terrace at second floor south elevations and two air source heat pumps (AWDM/1544/21). Application to vary Condition 1 (Approved Plans) and condition 10 (Privacy screens) Opaque glass privacy screens in place of timber slatted screens at first floor level and at second floor – approved

AWDM/0018/22 - Approval of Details Reserved by Condition 9: Details of 2nd floor Privacy Screens, of approved application AWDM/1544/21 – approved

AWDM/1586/22 - Approval on Details Reserved by Conditions: Condition 4 (Contamination Report & Remediation Details); Condition 7 (Construction Management Plan); Condition 8 (Landscaping) of approved application AWDM/0015/22 – approved

AWDM/1622/22 - Application for Approval of Details Reserved by Conditions 5 (Surface Water Drainage) and 6 (Materials) of Application AWDM/0015/22 - approved

Consultations

West Sussex County Council: The Highways Authority has no objection. The LHA have previously accepted the parking details of which no major amendments have been made.
No changes to the access are proposed.
The applicant has proposed a NIL cycle parking provision, the LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant should show this in the form of lockable covered storage.

West Sussex Fire and Rescue: Evidence is required to show that all points inside the dwelling house are within 45 metres of a fire appliance in accordance with Approved Document B Volume 1 2019 Edition B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement. Any areas not within the 45 metre distance will need to be mitigated by the installation of domestic sprinkler or water mist system complying with BS9251 or BS8458 standard.

Adur and Worthing Councils: Public Health: The ASHP positioning looks ok, 4m from the boundary and a further 10m from the nearest neighbouring window.
I am happy with the remediation strategy, we will just need to see the validation report once complete.

PSH Team: No objections

Technical Services: No objections to submitted drainage details

Southern Water: Standard advice

Environment Agency: We have no comments on the variation of Condition 1 and are satisfied that our previous response still applies. Request following condition is imposed as before:

The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) ('Flood Risk Assessment, 6040, 114 Old Fort Road, Shoreham, BN43 5HB', ref: 6040, dated: 04/02/2021, by Ambiental Environmental Assessment) and the following mitigation measures it details:
 Section 7.4 of the FRA - Sleeping accommodation should be raised above the 1:200-year 70% Climate Change (Upper End) 2125 epoch flood level (7.48mAOD). Sleeping accommodation will need to be provided at the first floor level.
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.

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 2, 3, 15, 18, 19, 20, 31, 34, 35, 36 including 'Development Management Standard No. 1 Space Around Flats and Houses' and 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).
Sustainable Energy SPD (August 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The principle of redevelopment has already been agreed. For consideration only in this instance is the impact of the amendments on neighbour amenity and design.

<u>Neighbour amenity</u>

The changes are all minor and result in a reduction in the number of windows overall. Ventilation ducts and Air Source Heat Pumps are shown but these are described as quiet and should not result in noise disturbance to neighbours. The ASHP has been

moved further from neighbouring windows than previously approved. The Environmental Health Officer has not expressed any concerns.

Design

The alterations do not fundamentally change the overall design concept and there are no objections to the proposals.

Recommendation

Approve Subject to conditions:-

1. Approved Plans
2. 3 years
3. In accordance with FRA
4. Contamination – validation report to be submitted
5. Surface Water drainage details - – pre-commencement
6. To be constructed in accordance with approved details of materials
7. To be constructed in accordance with approved Construction Management Plan
8. To be constructed in accordance with approved hard and soft landscaping details
9. Second floor terrace privacy screen details – pre-occupation
10. First floor screens – pre-occupation
11. PD restricted
12. West side high level windows min 1.7 m off finished floor level
13. No new side windows
14. Parking and EV's provided prior to first occupation

INFORMATIVES

1. 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.
2. Pulverised ash
3. Access required from Parks and Foreshore
4. Soakaway infiltration rates
5. SW connection
6. SW sewer

Case Officer:	Peter Barnett	Date: 1 February 2023
Authorised by:	Gary Peck	Date: 1 February 2023