Development Management – Delegated Officer Report

Application Number: AWDM/0395/24 Recommendation: Approve

Site: Land East Of 1 To 11 Mercury House, Ham Road, Shoreham

Proposal: Approval of Details Reserved by Conditions: Condition 3 (Materials) and 26 (Insulation) of AWDM/1450/21 and AWDM/1024/23.

3. Materials

Prior to commencement of any works above slab level details and samples of all materials to be used on all external faces of the buildings hereby approved, including windows and doors and roofs, colours and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out only in accordance with the details thereby approved.

***Reason**: In the interests of visual amenity, to ensure a high quality appearance and character of development in accordance with policy 15 of the Adur Local Plan 2017 and paras 126 - 135 of the NPPF, 2021.*

16. Acoustic Insulation & Ventilation

A. No development above slab level shall take place until detail measures or systems:

i) of noise mitigation, including specifications of acoustic insulation and glazing, and

ii) to reduce and minimise risk of overheating of the building (including the air-change rates and acoustic performance specification of any mechanical ventilation system),

iii) and arrangements for the on-going maintenance of noise mitigation and overheating reduction measures

have been submitted to and approved in writing by the Local Planning Authority.

B. Neither of the blocks of flats hereby approved shall be respectively occupied until written professional verification by a suitably qualified person, has been submitted to and approved in writing by the Local Planning Authority, to confirm that these detailed measures in A above have been fully and effectively implemented, including a sound-test and air-change test for each respective block of flats to demonstrate that the approved acoustic specifications and air change rates have been met. The verification document shall include any proposed and timetabled remedial measures if these sound reduction and air change rates have not been met, in which event the remedial measures thereby approved shall then be implemented in accordance with that timetable.

The measures and systems approved under A i) & ii) above shall be permanently maintained to ensure that they continue to meet their approved specifications and remain fit for their purpose, and in accordance with the on-going maintenance arrangements approved under A iii) above.

Reason: *To protect residents from noise, vibration and overheating in accordance with Policies 15 & 34 of the Adur Local Plan 2017 and the NPPF 2021.*

Planning History:

AWDM/1450/21/ 159 dwellings & Commercial Space etc. **Approved April 2023**

AWDM/1024/23/ S.73 Minor Material Amendment increasing dwellings to 587no and amended commercial floorspace etc. **Approved December 2023**

Consultations:

Environmental Health officer: Acceptable (16th July 2024 - condition 26).

Representations:

AREA - concerns regarding choices of planting. Detailed comments and recommendations including air quality and shading characteristics

[**Officer comment:** Planting details referred to by AREA have been withdrawn from this application and will require separate approval. Tree varieties have been determined under the recent s.73 application AWDM/0873/24, for changes to the courtyard, including a substation, and containerisation of trees other than at the Brighton Road frontage).

Planning Assessment

Materials

The proposed materials include three bricks, a grey and buff for major areas and a charcoal black for the plinth. The printed image implies a lesser contrast between the bricks than in reality, also less variation than in the submitted samples. These have been reviewed in natural daylight and are considered to be a suitable choice and of high standard. They do not conflict with the paler, recently constructed Free Wharf development to the east, nor the redevelopment of the Frosts site to the south, which is in early stages of construction and whose elevation drawings suggest buffs and pale bricks.

Cladding is a mixture of grey and bronze shades. One gry shade at the top of the building has been slightly lightened to avoid the risk of a flat-black colour at high level, but a gentle grey transition against the skyline. Windows and balconies are in similar grey shades.

Shop fronts are subject of a separate application AWDM/1534/23 but include similar greys and a small range of complementary pastel colours.

Sound insulation and ventilation

The environmental health officer is satisfied that ventilation, including mechanical vents alongside noise insulation specifications for windows and fabric, is adequate. Following further submitted information the proposed insulation and ventilation standards have been considered alongside the passive heating characteristics of the building and are considered satisfactory.

Case Officer:	Stephen Cantwell	Date: 13/11/24
Authorised by:	Gary Peck	Date: 14 November 2024