Expiry Date – 13/4

Development Control – Delegated Officer Report

Application Number: AWDM/0247/20 Recommendation – Grant

Site: **1 Windmill Parade, 163-183 Old Shoreham Road, Southwick**

Proposal: **Construction of first floor extension to west elevation with dormers to north, south and west elevations to provide 2 additional residential units including new, relocated flue for restaurant (Amendment to application AWDM/1456/18). Amendment includes enlargement of extension at ground floor level by 2.25m to the north.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8/11/18

Site and Surroundings

This application relates to a two storey end of terrace building on the north side of Old Shoreham Road and the corner of Overhill in Southwick. The property is part of a commercial terrace with the ground floor occupied by an Indian restaurant and the upper floor a self contained three bedroom flat. The restaurant at ground floor has been extended to the side with a curved fronted flat roofed extension which extends along the back edge of the pavement beyond the original rear wall. A single storey rear extension has also been added.

The site has a detached garage and store at the back accessed off Overhill. A small restaurant patio area sits between. The garage adjoins an access road to at least two other garages to the rear of Windmill Parade commercial properties. Next door, No. 2, is a chemist with flat over. One of the garages belongs to this site. The owner of the chemists also owns the flat over. As built the flat has a rear staircase down to a rear garden which is also used by the chemists for access and amenity.

Land rises up from Old Shoreham Road into Overhill such that bungalows in Overhill, a wholly residential street, are on higher ground. On the opposite corner fronting Old Shoreham Road is a more modern two storey flat roofed Mitsubishi car showroom and garage with showroom parking on both road frontages and garage access off Overhill. Other properties in the terrace have extended into the roofslope with flat roofed dormers.

The site is not in a conservation area and is not listed. It is in Flood Zone One and is susceptible to surface water flooding.

Proposal

Permission was granted in December 2018 to add a hipped roof extension to the first floor side, extending to the back edge of the existing side addition. This extension also included dormer windows in the three front, side and rear roofslopes. The extensions created two additional flats, 3 flats in total, 2 x two bed and 1x one bed.

This application seeks to extend the ground floor by 2.25 metres northwards to enlarge the restaurant kitchen floorspace. This application has been revised since first submitted to remove an identical lengthening of the first floor northwards.

Relevant Planning History

AWDM/1457/18 - Extension of garage to west elevation and conversion to residential unit with associated cycle and bin storage. Refused 30.11.18. Appeal Dismissed

AWDM/1456/18 - Construction of first floor extension to west elevation with dormers to north, south and west elevations to provide 2 additional residential units including new, relocated flue, for restaurant. Granted 13.12.18

SW/27/03/TP - Single-storey rear extension to restaurant kitchen & staff bedroom/ensuite WC in roofspace with side and rear dormers. Granted 24.9.03

SW/7/96/TP - Change of use of remainder of ground floor to take-away/restaurant; front and rear single-storey extensions; and alterations (incl. external stairs, etc). Granted 25.3.96

SW/11/95/TP - Change of use from Shop (Class A1) to hot food takeaway (Class A3) (closing earlier than 11PM). Refused 27.3.95

SW/1/95/TP - Change of use from Shop (Class A1) To Indian hot food takeaway (Class A3). Refused 6.2.95

SW/66/82 - Change of use to separate Shop for sale of pets and petfood (Retention of extension without complying with condition 3 Of permission SW/90/80/TP). Granted 22.11.82

SW/49/82/TP - Bedroom - En Suite bathroom and two dormer windows. Granted 1.9.82

SW/90/80/TP - Alterations and extension at side (to enlarge retail sales area ttc.) and lean to extension on garage at rear (for cold store & general storage). Granted 8.12.80

SW/205/77/TP - Extension and wall. Granted 2.12.77

SW/157/77/TP - Stores for shop. Granted 18.10.77

Consultations

Southern Water

'Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link southernwater.co.uk/infrastructure-charges

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:
a) An adequate soakaway or some other adequate infiltration system.
b) A water course.
c) Where neither of the above is practicable: a sewer. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.'

Technical Services

'Flood risk- The application is within flood zone 1, the site is shown to be at risk from extreme surface water flooding events.

Surface water drainage- the application form indicates that surface water drainage is proposed to be discharged to mains sewer, this must be surface water sewer. The application is for a small change to impermeable area. I therefore have no conditions to request.'

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.
This proposal is for the amendment to application AWDM/1456/18 for construction of first floor extension and loft conversion to create 2 additional residential units. The proposed amendment is for an enlargement of the proposed first and ground floor extension by 2.25m to the north.

The site is located on Windmill Parade, an unclassified road subject to a speed limit of 30mph. No other alterations/amendments are proposed and the proposed enlarged extension is not anticipated to result in any highway safety concerns. The LHA's previous comments and conditions submitted in regards to AWDM/1456/18 would still be considered valid and should be referred to when considering this application.

'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.'

Previous comments:

This proposal is for the construction of first floor extension and loft conversion to create 2 additional residential units. The site is located on Windmill Parade, an unclassified road subject to a speed limit of 30mph.

The site benefits from a vehicular crossover onto Overhill serving the existing use – no alterations to the existing access or parking arrangements are proposed. The first floor currently comprises a single residential unit; this proposal will result in a total of 3 dwellings on the site. A nil parking provision is proposed for the two proposed units. Under the WSCC Car Parking Standards, three car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is located within walking distance of a variety of local shops and services, including local schools. Bus stops and Southwick train station are located within walking distance of the site providing access into Brighton, Worthing and further afield. Cycling is a viable option within the vicinity and the applicant has indicated that secure and covered cycle storage for three bicycles will be provided on site.

In conclusion, the LHA does not consider that the proposal for two dwellings would have 'severe' impact on the operation 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 condition should be secured:

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

Health:

No objections on PSH grounds.

The positioning of the kitchen extract is much better in this revised scheme.

Please can you include a condition to any permission given, requiring details of the kitchen extract, including noise and odour abatement to be agreed prior to installation.

Representations

One objection from No. 2

Loss of light to garden.
Loss of privacy.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2, 3, 12, 15 and 36 including adopted Development Management Standard No. 1 'Space Around New Dwellings and Flats' and No. 2. 'Extensions and Alterations to Dwellings.'

Planning Assessment

Principle

The principle of development can be supported as it provides additional units of residential accommodation on a brown field site within the built up area boundary. This application is largely approved already. For consideration this time is the impact of the additional 2.25 metre deep ground floor rear extension on the character and appearance of the area, neighbour amenity and highways.

Character

The additional flat roofed ground floor extension will not affect the general character of the area.

Neighbour amenity

The additional flat roofed extension will have no significant impact on any neighbour.

Highways

This site is sustainably located within easy reach of bus stops to Brighton and Shoreham. It is also within walking distance of Southwick railway station. Cycle parking is shown within the development and a condition requires its provision prior to first occupation and retained thereafter.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

4. Prior to any works commencing on site details of the new restaurant flue shall be submitted in writing to the Local Planning Authority for approval. Only such details as approved shall be installed prior to first occupation of the new development and retained.
5. No new windows
6. Rear first floor window (north) obscure and non-opening below 1.7 metres
7. The cycle parking and bin storage shown on drawing 1388/P02 Rev H received 3.4.2020 shall be provided on site prior to first occupation of the extension and retained thereafter.

Informatives

1. 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.

2. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO212SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructurecharges.

3. Southern Water sewer maybe on site.

Is recommendation contrary to any representations? Y

Case Officer signed:	MOK	Date: 07.04.20
Authorised and signed by:	Peter Barnett	Date: 7 April 2020