Development Management – Delegated Officer Report

Application Number: AWDM/1147/16 **Recommendation: APPROVE**

Site: 16 Brunswick Road, Shoreham-By-Sea

Proposal: First floor extension to provide 1 no. 1 bedroom flat

Date of Site Visit: 8 September (and for previous application)

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for a first floor extension which would create a one bedroom caretaker's flat over the existing building at 16 Brunswick Road.

The application property is a free-standing commercial unit at the end of a private drive, behind a shopping street in Shoreham town centre. A Church is to the south. Adjacent to the east is the east is a telephone exchange building. A terrace is adjacent to the west consisting of ground floor commercial uses with upper floor residential accommodation.

The site is within the Conservation Area

Planning History:

Change of use from Use Class B8 (storage and distribution) to Use Class D1 (non-residential institution) with external alterations to doors and air conditioning unit to south elevation granted permission earlier in 2016 (AWDM/1805/15). The permission has not yet been implemented

First floor extension to provide meeting room and creation of one-bedroom flat refused permission earlier in 2016 (AWDM/0542/16)

Consultations:

Technical Services

Thank you for the opportunity to comment upon this application, which appears to be a resubmitted albeit reduced version of AWDM/0542/16 which was refused, the proposed site lies within flood zone 1 and appears to be unaffected by surface water flooding.

As stated before the application will not change surface water runoff therefore we have no comments on this application.

West Sussex County Council Highways

Amended plan:

West Sussex County Council, as the Local Highway Authority (LHA), has been re-consulted on the above application. From an inspection of the latest plans and documents there do not appear to be any material changes to the scheme that would alter the LHA comments of 18th August 2016. Those comments would still apply to this application and should be referred to.

Original comments:

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application AWDM/0542/16 to which no highways concerns were raised, this application was refused by the District.

The current proposal is a similar scheme for one bedroom caretakers flat on the first floor and internal alterations to meeting hall on the ground floor. The LHA comments to the previous application of 10/05/2016 still apply to this application and should be referred to. It is noted that the applicant has proposed measures to encourage sustainable travel and car sharing options for the existing meeting hall.

If the LPA are minded to approve the application I would suggest that a condition securing cycle storage is included to promote sustainable modes of transport.

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 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.

Southern Water

No objection subject to informative

Environmental Health

I have concerns about the permitted use of this premises in accordance with the previous planning permission AWDM/1805/15 affecting residential amenity of the proposed first floor flat.

Under this former planning application I understand permission has been granted for an air conditioning unit on the flat roof immediately adjacent to the proposed south facing lounge window and approximately 2 meters from the proposed west facing bedroom window. Also, under this former permission I understand the use of the hall is permitted between 08:00hrs and 23:30hrs everyday with sound amplification equipment used in the hall between 12:00hrs - 14:30hrs each Friday, 09:00hrs - 11:00hrs for Eid prayers and 09:00hrs - 17:00hrs for funeral prayers.

Condition 6 on the previous application allows doors and windows of the hall to be open between 11:00hrs and 15:00hrs during which time sound amplification equipment is permitted. I am concerned that this could negatively affect the amenity of the proposed dwelling and would recommend all doors and windows are closed at all times when sound amplification equipment is used.

The specification for the air conditioning unit supplied with this previous application gives a sound pressure level of 46dBA. As it is assumed a partially open window provides approximately 15dB attenuation, the noise emission of this unit should not negatively affect the residential amenity of the proposed dwelling. However, the applicant should ensure the unit, if installed, is mounted on anti-vibration mounts to reduce structure borne noise and vibration.

The use of the hall, particularly with the amplification equipment is likely to negatively affect residential amenity. I would recommend the following condition:

> o The use hereby permitted shall not commence unless and until an insulation scheme for protecting the upper floor residential unit from noise has been submitted to and approved by the local planning authority. The scheme shall achieve a minimum airborne sound insulation value of 50dB (DnTw + Ctr dB) for all floors. Following approval and implementation of the scheme, a test shall be undertaken to demonstrate that the attenuation measures carried out as part of the approved scheme are effective and achieve the specified criteria. All works, which form part of the approved scheme, shall be completed before the use commences.

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH2,

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

This application represents a quite substantially reduced proposal compared to that refused earlier this year. The previous application proposed a full first floor extension, mainly due to an upstairs meeting room, which felt to be unacceptably large. By omitting the meeting room, the first floor extension now only extends about a quarter of the main part of the building (the element over the porch remains). During the consideration of the application, the plans were further amended so that only a high level window is proposed in the western elevation of the main part of the building which appears a sensible amendment.

The existing building consists of a pitched roof over the main element of the building and flat roofs at either end. A similar approach would need to be used to facilitate this proposal resulting in the southern part of the building having a [redacted] storey flat roofed element. The site is within the Conservation Area but not especially visible being set behind a row of commercial premises with some residential above from Brunswick Road and largely screened by the much taller telephone exchange

building to the east. Although visible from certain viewpoints, eg from the public car park to the east of the telephone exchange building, the additional works proposed would have little impact upon the Conservation Area. A glimpse view is possible from Brunswick Road but even that is partially restricted by a tree in the grounds of the adjacent Church. The existing building is of little visual merit and the ability to bring the building back into use, it seemingly having been vacant for a little while now, justifies the acceptability of the proposal in principle.

Although not all of the upper floors to the west appear to be in residential use, at least one of the properties is and while this was a concern in respect of the previous application this was because the extension extended across the entire first floor. Its greatly restricted size and having regard to the taller telephone exchange building beyond means that a refusal on amenity grounds would be difficult to justify.

The flat is described as a caretaker's flat although in theory could operate independently. It is not felt necessary to secure a link between the accommodation and the use given that the condition suggested by the Environmental Health department will secure adequate noise protection and would be imposed irrespective of a link or otherwise between the respective uses. The floorspace of the 1 bed flat is given as 63 square metres which exceeds the national and local standards for such accommodation of 50 and 51 square metres respectively.

The amended scheme can now be supported.

Recommendation

APPROVE subject to the following conditions:

01 Plans list
02 Full Permission
03 Cycle Parking
04 Noise insulation
05 Hours of Use of hall
06 Use of sound amplification equipment
07 Closing of doors and windows
08 Number of individuals
09 Air conditioning units in accordance with approved details
10 No additional air conditioning/ventilation
11 Ground floor use of premises
12 Materials
13 No additional windows on western elevation

Southern Water informative

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

Case Officer: [redacted] Date: 11/10/2016

Authorised by: [redacted] Date: 12/10/2016