Expiry Date – 6/1, EOT 3/2

Development Control – Delegated Officer Report

Application Number: AWDM/2051/21 Recommendation – Grant

Site: 30 Beach Road, Shoreham

Proposal: **Single storey front extension, new pitched roof across frontage at ground floor level, new feature window at first floor with gabled roof on front elevation, two storey rear extensions with cedral and timber cladding**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14/1

Site and Surroundings

This application relates to a detached 60's brick built house on the south side of Beach Road with composite white cladding at first floor rear. The property has a front projecting/integral garage on its east side and porch both with a flat roof and a ground floor rear extension with terrace above.

It is not in a conservation area and nor is it listed. The site backs on to Shoreham Beach.

Proposal

Permission is sought for a 5.5 metres deep front garage with a dual pitched roof on the west side of the frontage. A new pitched roof is proposed over the entrance and garage. A new feature window is proposed at first floor with a gabled roof on the front elevation. At the rear two storey and ground floor extensions are proposed with a new rear terrace.

Relevant Planning History

SU/95/83 - Garage And Bedroom Extension At Front. Granted

Consultations

Technical Services:

I cannot remove my holding objection at this time. I confirm that I was not consulted on the other applications listed. We do not support applications for sleeping accommodation to be provided below predicted flood levels as the consequence ultimately could be people drowning in their sleep. I would suggest the applicant submits a free product 4 data request to the Environment Agency to establish predicted flood elevations at this location, they should then demonstrate that sleeping accommodation will only be provided above this predicted flood elevation.

Flood risk- The application is within flood zone 3. We note that proposed plans show bedrooms on the ground floor, this is not acceptable unless it is demonstrated that the finished floor level is above predicted flood elevations. WE WISH TO RAISE A HOLDING OBJECTION.

Surface water drainage- it is not clear what the proposals for discharge of surface water are. Given the scale of development and lack of nearby public surface water sewers we would request that the following condition is applied to ensure that the site is adequately drained and does not increase flood risk elsewhere:

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

and the accompanying informative:

"Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE DG365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Further detail regarding our requirements are available on the following webpage https://www.adur-worthing.gov.uk/planning/applications/submit-fees-forms. A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions.'

Representations

One letter from No. 32.

No objection subject to west side terrace privacy screen being full height and obscure.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15, 35, 36 including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020)
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The changes at the front will be the proposed garage, new pitched roof and fenestration changes together with the rendering of the property. Both neighbours have front ground floor projections and front garages have become a common feature of Beach Road and Old Fort Road.

The garage and other changes to the house will not be out of character.

Neighbour amenity.

The front garage is to be built on the common boundary with No. 28. No. 28 is set off the boundary with a first floor overhang to the side. No significant harm will occur.

At the rear No. 28 is deeper at two storey level than the proposal and has a rear first floor terrace. On the east side the ground floor extension will be to a similar depth as the extension at No. 32. 32 also has a first floor terrace. The proposed first floor is less deep on the east side to allow for the proposed roof terrace. An angle privacy screen is proposed. No. 32 has a full height privacy screen. A privacy screen has also been added to the narrow east end of the terrace. This area will be little used and largely for maintenance purposes. The main terrace area is enclosed by the proposed extension on the west side.

No harm,

Flood risk

As part of the proposal the plans show the bedrooms relocated to the ground floor with living accommodation and a study at first floor level. As this is an extension to an existing house the standing advice FRA is sufficient and has been submitted to state that floor levels in the extension will be no lower than the existing ground floor.

The Council's drainage engineer objects. The objection is understandable but in this case there is no remedy via the planning process.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*

4. *Surface water drainage*
5. *Privacy screen provided before use and retained*

Informative

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. Infiltration rates

3. You are advised that there is a risk in providing ground floor bedrooms in a flood zone unless the finished floor level is above predicted flood levels.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 28.1.22
Authorised and signed by:	Peter Barnett	Date: 28 January 2022