Development Management - Delegated Officer Report

Application Number: AWDM/1161/20 Recommendation – Approve

Site: 46 Old Fort Road, Shoreham-By-Sea

Proposal: Variation of Condition 1 (approved plans) of AWDM/1616/20. Amendments: increase in height by 450mm, changes to window sizes and position, extension of zinc roof over garage to west side, addition of rooflight to east elevation of garage / bedroom roof, relocation/addition of rainwater down pipes

Date of site visit: 7 September 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow with rooms in the roof, on the south side of Old Fort Road. It sits between a contemporary 3 storey dwelling at No. 44 which was constructed in recent years and an extended two storey dwelling with rooms in the roof (No.48).

Permission was granted in 2020 to demolish the bungalow and construct a contemporary two storey, 3 bedroom house (AWDM/1616/20). It will be flat roofed and finished in white render, timber and zinc cladding. At the front there will be an integral garage with a bedroom above within a two storey pitched roof projection. At the rear there will be a ground floor projection with terrace above. A raised area of timber decking will project at ground floor.

At the front the existing vehicular access is to be retained but with a new sliding gate and white rendered wall across the frontage, 1.2m high. A swimming pool is proposed for the rear garden. Solar panels are proposed for the flat roof.

This application seeks permission to amend the proposal as follows:

- increase in height by 450mm
- changes to window sizes and position
- extension of zinc roof over garage to west side
- addition of rooflight to east elevation of garage / bedroom roof
- relocation/addition of rainwater down pipes

Relevant Planning History

AWDM/1155/20 - Remodelling and extension to form 2 storey flat roofed dwelling including first floor extensions at front and rear with first floor terrace at rear. New front boundary wall and sliding gate. Use of render, timber and zinc cladding to external elevations – withdrawn

AWDM/1616/20 - Demolition of existing property. Proposed construction of two-storey house with first floor terrace to the south elevation. Front boundary wall and sliding gate. Use of render, timber and zinc cladding to external elevations.

Consultations

West Sussex County Council: The **Highways Authority** advises that in principle it has no issues with the access. It appears that the applicant proposes to use the existing access. However, given the applicant proposes to alter the boundary treatment the LHA wishes that the applicant provides details of the access relating to its position to the public highway. Details of which can be secured via a suitably worded condition.
An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is currently operating unsafely.

With all the above considered, the LHA would not anticipate that the proposal would generate a highways safety concern at the existing access.

Vehicle Parking & Cycle Parking
Under WSCC Car Parking Guidance (adopted August 2019), the LHA would expect that 2 parking spaces would be enough for a development of this size and location.
The LHA would consider the parking spaces to provide a provision of 3 spaces.
The garage would be considered to provide a NIL parking provision.
From inspection of these findings the LHA provide the following comments.
This is 1 above the minimum recommendation made by the PDC.
The applicant has not demonstrated a turn on site. The proposed hardstanding area is large enough to accommodate such a provision.

No objection subject to conditions relating to access, car and cycle parking, EV charging and a CMP

Adur and Worthing Councils: The **Environmental Health** Officer recommends a condition requiring a construction& demolition management plan for the scheme which should cover such things as hours of operation, deliveries and storage of materials, demolition and removal of waste from the site and general liaison with neighbours.
He also requests an informative advising the applicant that they will need to contact environmental health for a demolition notice under the Building Act 1984.

No objection on PSH grounds

The **Engineer** has no objection. Please ensure that the revised plans meet the requirements of the FRA submitted with AWMD/1616/20, in particular please ensure that the finished floor level is at or above 6.3mAOD.

Southern Water: Recommends usual informatives

Environment Agency: No objection subject to condition requiring development to be carried out in accordance with FRA

Representations

Letter of support from occupier of 44 Old Fort Road: I have taken notice of the proposed changes and support them without any reservations.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 18, 20, 22, 30, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Old Fort Road has an eclectic mix of architectural styles and this proposal, in its form, scale and use of materials, will add to that varied street scene. It will sit comfortably between two taller dwellings and will be no closer to the road than existing. The proposed changes will increase the height but the finished dwelling will still be lower than its neighbours.

Residential amenity

The dwelling will be level with the front of No.48 to the east but will project forward of No.44 to the west, as the existing bungalow does currently. The two storey pitched roof projecting element at the front will be 7.1m tall, compared with 5.5m for the existing equivalent, an increase in height of 1.6m. There will be some increased impact on light and outlook from those front windows at No.44 which are closest to the boundary, but a check of the approved plans for the dwelling show that the nearest ground floor window serves a wet room with bedroom window further away. The main living room windows are to the rear and will not be adversely affected by this development. The extended zinc roof on the west side brings the building close to the boundary but the roof slopes down to a height of 4m at that point and is only around 3.2m wide. It is set back from the frontage and will not

cause an adverse impact on visual or residential amenities and the occupier of No.44 has written in to support the proposal.

No. 48 to the east has a first floor balcony at the rear and the building will not breach a 45 degree line measured from the midpoint of the nearest window at first floor level (the line meets the corner of the balcony screen). The proposed house will sit in a staggered position set forward of No.48 and back from No.44 at the rear. No adverse impact will arise.

The additional rooflight to the east roofslope of the bedroom above the garage will face across the frontage of No.48 rather than across any private areas and will not cause a loss of amenity. It is also high level to further prevent loss of privacy.

Parking and access

The plans show a garage (suitable for cycle storage) and parking at the front, utilising the existing access. No highway objection has been raised.

Flood risk and drainage

The application is supported by a FRA which specifies that the habitable finished floor level will be at 6.30m AOD (design flood level of 6.00m AOD plus 300mm allowance for freeboard), meaning that the ground floor accommodation will be located out of the flood zone in line with the established EA guidance.

The EA has no objection subject to a condition requiring the development to accord with the FRA.

Surface water runoff is expected to discharge to soakaways and through porous surfacing, therefore there should not be an increase in peak flows off-site. The Council's Engineer has no objection.

Sustainability

The Design and Access Statement submitted with the original application set out the sustainability measures for this development. It stated:

"*The proposed building has the potential to exceed stringent energy consumption and thermal performance regulations. Passive environmental design principals such as high levels of insulation and low air permeability through the structure together with MVHR systems and high performance windows/doors will reduce the heating demand and improve the building performance.*

Photovoltaic and Solar roof panels (mounted on the roof over the 1st floor) will provide electricity and hot water. All lighting will be low energy LED."

This is considered to be acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Access
5. Car parking
6. Cycle parking
7. EV charging spaces
8. CMP
9. To be carried out in accordance with FRA
10. Water consumption
11. PV panels to be provided in accordance with details to be approved
12. Remove PD Class A, AA and B
13. Balcony screen

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

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.

Demolition Notice

Southern Water

Case Officer: Peter Barnett Date: 21 July 2021

Authorised by: Gary Peck Date: 21 July 2021