Development Management – Delegated Officer Report

Application Number: AWDM/0001/23 Recommendation: APPROVE

Site: Sherwood House, Southwick Street Southwick

Proposal: Erection of 1 dwelling following demolition of existing offices, in the alternative to permission ref NOTICE/0020/22 for change of use from commercial, business and service (use class E) to form 1 no. 3 bedroom residential unit (use class C3)

Date of Site Visit: visited when considering NOTICE/0020/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a single storey flat roof prefabricated building which is currently vacant. It has most recently been occupied by Rag Retail (use class E) The site is within a residential area adjacent to Southwick Square it has shared access from Southwick Street, it is within the Conservation Area. It is close to Manor House and Manor Cottage, both Grade II listed buildings. Michaelmas House to the south east of the site a dwelling house has vehicular access across the site. It is within the ownership of the applicant but does not form part of this site.

Glebe close to the east and north is a mix of two storey houses and bungalows. Those immediately adjoining the site are bungalows, some with roof extensions.

There is also another prefabricated flat roof building accessed via the courtyard area Healthlink House this is subject to another planning application submitted in conjunction with this one also for residential development AWDM/0002/23.

Consent was refused under AWDM/1350/19 for the demolition of the two buildings and construction of 5 no. 2 bed houses with associated car parking. A terrace of three houses on the east side and a pair of semis on the south side. This application was refused for 5 reasons relating to loss of employment, impact upon grade II listed buildings, Impact upon the character of the Conservation Area, impact upon residential amenities of the adjacent occupiers and future occupiers of the proposed development.

Following this refusal a further application was made AWDM/0783/20 for a reduced scheme, the construction of 3 no. mews houses and one detached cottage with

associated car parking. This was also refused for the following reasons: - loss of employment, harm to adjacent residents and future residents and cramped development which would impact upon the Conservation Area. This application was also dismissed at appeal for the following reasons: - harm to the character and appearance of the Conservation Area and Listed Buildings, loss of employment, harm to the living conditions of the existing occupiers and future occupiers.

Following this appeal decision two applications for Prior Approval were submitted for Sherwood House and Healthlink House. NOTICE/0020/22 and NOTICE/0021/22. The application for Sherwood House was for prior approval for change of use of the building to form 1 no. 2 bedroom residential property. No external changes were proposed to the building. The internal space was to be divided into an open plan kitchen, dining space. 2 bedrooms, one with ensuite, a lounge, bathroom and study, utility with entrance hall. There is amenity space provided to the sides and frontage of the building with parking provision.

The application for Healthlink House was for prior approval for a change of use to form a 1 no. 4 bedroom residential unit.

It was concluded for both applications that prior approval was required and approved subject to conditions.

The current application at Sherwood House is for a single dwelling to replace the existing building on site. A traditional hipped roof design with metal windows, clay roof tiles and conservation rooflights. Flint walls with brick quoins are proposed. Two bedrooms are in the roof space and a further ensuite bedroom and open plan living, a snug, utility hall and W.C at ground floor. The plans have been amended to improve the fenestration detailing, give more detail in terms of use of traditional materials and the removal of a first floor gable with juliette balcony. The rear footprint was also reduced to allow for additional amenity space to the rear of the building. Parking is provided to the front of the site and refuse and cycle storage to the rear.

Consultations:

West Sussex County Council: The Highways Authority: -

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve this application, the following conditions are advised.

Conditions
Car parking space
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose. Reason: To provide car-parking space for the use

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 to be 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.

Adur and Worthing Councils:

Private Sector Housing: - No objection

Environmental Health: - Please could the following conditions be added: -

1. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

2. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide 2 details as appropriate but not necessarily be restricted to the following matters:- the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's. the method of access and routing of vehicles during construction, the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, a commitment to no burning on site, the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works, methods to control dust from the site.

Southern Water

- The 150 mm and 225 mm diameter foul sewers require a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. - No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewers without consent from Southern Water. - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public or adoptable gravity sewers. - All existing infrastructure should be protected during the course of construction works. Please refer to:

southernwater.co.uk/media/3011/stand-off-distances.pdf 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. Planning Services Adur and Worthing Councils Portland House Richmond Road Worthing West Sussex BN11 1LF Your ref AWDM/0001/23 Our ref DSA000019410 Date 24/01/2023 Contact Tel 0330 303 0119 Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX southernwater.co.uk Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670 Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

Technical Services: - Flood Risk - the application is within flood zone 1, and has areas in the vicinity shown to be at low risk from surface water flooding. We therefore have no objection on flood risk grounds.

Surface Water drainage: - The application includes no/minor increase in impermeable area. Due to the scale and location of development we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

Conservation Architect:-

Discussions with regards to making improvements to the design and use of materials. Recommendation to set back Healthlink House building improve the courtyard character.

I think there is scope for bringing the pair of buildings slightly forward into the courtyard area without harming the setting of Manor Cottage.
The 'barn' styled building does have quite a high roof due to the pitch. This is not out of character in the area but is obviously a greater height than the existing building. A drawing

showing the outline silhouette of the existing buildings overlaid on the proposed would be helpful to judge the impact rather than a section.
The use of slim framed black metal windows could work well with the rooflights using Conservation rooflights from the Rooflight Company rather than the Velux products. Clay bonnet hip tiles to match the roof tiles need to be specified.
The courtyard plans show bike and bin stores in quite prominent locations. We need to be sure that these will not spoil the settings created in the courtyard and alternative positions need exploring.
Surface treatments are also important, and we should be avoiding blacktop and white lining for a more sympathetic palette of materials.

Representations

Three letters of support have been received from the owner/occupiers of Michaelmas, Southwick Street , Manor House, 14 Southwick Street, 27 Glebe Close

- Fully support this project that will be in keeping with the other surrounding properties. There is concern that the buildings will remain vacant.
- Significantly better than the former application huge improvement on existing.
- The application takes on board concerns of neighbours, does not overlook.
- Sympathetic materials and allow the building to sit comfortably within the grade II listed setting.

1 rep neither supporting or objecting 15 Croft Avenue Southwick

- Comments relate to both applications: -
- The proposals do not take account of the setting of the Conservation Area or Grade II listed buildings.
- Single storey buildings replaced with two storey.
- Very little outside space.
- Vehicle turning and accessibility issues.
- Ownership incorrect.
- The combined applications are similar to those previously refused.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 3, 4, 12, 15, 16, 17, 18, 20, 22, 25, 28, 33, 35 and 36 including ‘Development Management Standard No. 1 Space Around New dwellings.
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of residential development can be supported in this case as the site is located within the development boundary. For consideration here is the impact upon the character and appearance of the locality including the adjacent listed buildings and the Conservation Area. Impact upon the residential amenities of the occupiers of the adjacent dwellings and future occupiers and highway and parking issues.

Impact upon the character and appearance of the Conservation Area and surrounding Listed Building

The Sherwood House building is currently visible and prominent when entering the site and within the context of the courtyard area. It is visible within the setting of the adjacent listed buildings and the Conservation Area. As amended it is considered that the building represents a sympathetically designed, traditional style building with the use of high quality materials as shown on the submitted plans. The scale of the building is higher than existing with the hipped roof and careful consideration has been given as to how this appears within the context of Manor Cottage adjacent as the scale will be greater than the adjacent asset building. On balance, taking into account the existing building which is harmful to the character of the Conservation Area and listed buildings currently. Then considering the further impact of the increase bulk the harm is not such to warrant a refusal in this case. The overall appearance and character of the courtyard will be enhanced (combined with the Healthlink House development) to create a residential courtyard which in terms of its use complements the existing locality whilst taking the opportunity to provide housing.

The submitted courtyard details show the use of block paving, planting and low level boundary treatment to allow this area to remain open to enhance this shared space. These details will be conditioned.

The Conservation Architect supports the proposed development.

Residential amenity existing and future occupiers

The increased height of the building will not give rise to any loss of light or overbearing impact to the adjacent occupiers which would warrant a refusal in this case. The development will be visible from Manor Cottage, Manor House and Michaelmas House however no harm will occur in this case. Roof lights only are to the first floor, the side roof lights serve ensuites and will be obscurely glazed.

The internal space provided in the new dwelling exceeds that required at 131 metres squared (100 is required as a minimum.) The rooms have good outlook and light and a good standard of accommodation is provided with bin and cycle storage, off street parking and amenity space. The amenity space at 45 metres squared falls short of

the requirement set out in Development Management Standard No. 1 at 85 metres squared. On balance, taking into account the limitations of the site, the benefit of the development to the wider area and provision of residential accommodation this can be supported. Private amenity space is provided, it should also be noted that the former Prior Approval Consent permitted a residential unit at this site with less rear garden than shown here and therefore this would be the fall back for the applicant in this case if consent were not granted. This would not give rise to the benefits in terms of this current proposal. There are also environmental benefits to removing the redundant poorly constructed building and replacing it with a new dwelling which conforms to higher building standards and regulations providing more sustainable buildings.

Parking and Highway Safety

The Highways Authority supports the proposals with the access and parking acceptable in terms of highway safety. These matters will be conditioned.

Conclusion

It is considered that the proposal as submitted overcomes the issues which were identified in the Inspector's Decision. The proposal will preserve the character and appearance of the Conservation Area and setting of the Grade II Listed buildings. The design, scale and use of materials are appropriate. It will not result in loss of employment due to the former Prior Approval decision which has allowed for the conversion of this building to residential. It is therefore considered that this use could be removed by the fall back in this case should this application be refused. The impact upon adjacent residents and the future occupiers of the site are acceptable here, the scheme as reduced gives rise to no significant harm. On balance taking into account all of the above the proposal can be supported as amended.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials for the building as shown on the approved plans to include, metal windows, clay tiles, Conservation rooflights, flint and brick quoins and bonnet clay tiles. The courtyard detailing shall be in accordance with the approved plans to include block paving, planting, parking and storage.
4. No means of enclosure shall be erected to the front of the dwelling or within the courtyard area, without prior consent from the Local Planning Authority.

5. Removal of Permitted Development for all extensions or external alterations to the building and out buildings.
6. The roof lights on the east and west elevation shall be obscurely glazed at all times. With the west rooflight non opening.
7. Cycle and refuse storage.
8. Parking and access.
9. CMP
10. Hours of work.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments
2. Southern Water
3. Street naming and numbering
4. Demolition

Case Officer: Hannah Barker Date: 18th May 2023

Authorised by: Gary Peck Date: 19 May 2023