Development Management - Delegated Officer Report

Application Number: AWDM/2148/20 Recommendation – Approve

Site: **Flat 12 Caxton House, 18 Ham Road, Shoreham-By-Sea**

Proposal: **Minor Material Amendment to approved application AWDM/1688/18 to form 1st floor roof terrace on north and east side, including replacement of existing window with french patio doors to rear (north) of property and provision of security / privacy balustrade to south and east of property. Installation of aerials to east elevation. Alterations to patio to Flat 8.**

Date of site visit: 10 February 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted in December 2018 for the demolition of a former Victorian school building (then in mixed use Office B1 and general industrial B2) and the construction of a new building providing 14 residential units comprising 1 no. 1 bedroom flat; 12 no. two bedroom and 1 no. three bedroom flats with undercroft parking (AWDM/1688/18).

This application seeks a minor material amendment to the plans to form a 1st floor roof terrace on the north and east side, including the replacement of an existing window with french patio doors to the rear (north) and the provision of security / privacy balustrade to the south and east. In addition, the brick wall on the side (east) and rear (north) elevations is to be increased in height up by 900mm (to 1100mm above FFL).

Other changes have come to light during the course of the application. These include the installation of an aerial towards the rear of the building, alterations to the balustrades at the rear of the building and the provision of brick slips to cover an area of zinc roof at the front of the building which was installed without consent.

Relevant Planning History

AWDM/1688/18 - Demolition of existing building (mixed use Office B1 and general industrial B2) and construction of new building providing 14 residential units comprising 1 no. 1 bedroom flat; 12 no. two bedroom and 1 no. three bedroom flats with undercroft parking. Parking for 5 vehicles and 16 cycles. Approved

AWDM/0145/20 - Application for a non-material amendment to planning permission AWDM/1688/18. Amendments: Removal/part removal of terraces, removal of some rooflights, change to front balustrades from glass to steel and change of render specification. Approved

AWDM/1851/20 - Application for a non-material amendment to previously approved AWDM/1688/18. Amendments: 1. conversion of garage roof area into terrace / patio to create outdoor amenity space for flat 12, 2. replacement of existing window in north elevation of flat 12 into french doors - to match other doors in same elevation, 3. extension of existing north elevation balcony screening to create enclosed screening to new terrace created above. Refused

Consultations

Adur and Worthing Councils: The **EHO (Private Sector Housing)** has no comment

ADCAG: No objection

Representations

2 letters of objection received from the owner/occupiers of Flat 2, 17A Field House, Ham Road:

- Increased noise and loss of privacy

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 3, 4, 11, 15, 16, 17, 18, 19, 20, 21, 25, 28, 34, 35
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
Planning Contributions for Infrastructure Provision (ADC 2013)
Shoreham Harbour Joint Area Action Plan 2019
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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

The proposed terrace will have some visual impact but it is considered to be acceptable. The terrace has been set back so as not to interfere with the curved design of the roof edge at the front of the building. The increase in wall height at the side and rear has only a minor visual impact.

The other changes are not considered to have a significant impact on the visual amenities of the area. The aerials have been sited at the side, as close to the rear as is possible without affecting signal quality. They are not unduly intrusive in the street scene.

The area of zinc roof at the front is to be replaced with brick slips to match and the final details can be agreed by condition.

Residential amenity

The proposal seeks to create a large terrace on the roof of the garage at the eastern end of the building. While there are other roof terraces and balconies on the property, the eastern flat roof area had been left as a roof only on the original plans. It is close to the neighbouring building to the east (The Old School House) but that property is in non residential use and a roof terrace will not therefore result in any loss of residential amenity.

The objections received are from 17 Ham Road which is at the other end of the building and are also not affected by this proposal.

The other changes do not harm residential amenity.

Legal agreement

The original permission was subject to a s106 Agreement. A Deed of Variation would have been necessary but the applicant has since paid the outstanding contributions in full and the requirements of the s106 have therefore been met.

Recommendation

APPROVE,

Subject to Conditions:-

1. Approved Plans
2. No meters/flues

3. Control architectural details, including sample panel to show mortar and pointing mix, communal aerials facing materials & control meters, flues and cables and hard landscaping

4. No new windows in flank elevation of upper floors of new houses & Obscure glaze upper floors west flank window of western new house.

5. Provide flank privacy screening to rear terrace of unit 7 and details of boundary treatment/balconies/roof terraces screening generally.

6. Noise mitigation to be agreed and implemented prior to occupation to meet the recommended standards set out in table 4 of BS 8233:2014 and the night time LAmax level recommended in the WHO's Night Noise Guidelines for Europe (2009). Where, windows need to remain closed to meet this criteria Whole house ventilation is considered to ensure thermal comfort can be managed inside the dwellings during the summer months. The party wall be designed to achieve a minimum airborne sound insulation value of 48dB (DnTw+Ctr dB).

7. Construction and Demolition Method Statement to control construction/demolition arrangements and times permissible and dust emissions

8. Land contamination

9. Provide car parking, cycle storage and storage for domestic waste /recycling.

10. Reconfiguration of parking bays in Ham Road

11. No additional aerials

12. Drainage

13. Details of brick slips to be agreed

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

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.

Case Officer: Peter Barnett Date: 5 August 2021

Authorised by: Gary Peck Date: 6 August 2021