Development Management - Delegated Officer Report

Application Number: AWDM/1069/18 Recommendation – Refuse

Site: 4 Kings Crescent, Shoreham-By-Sea

Proposal: Amendment to AWDM/0776/17 for two front dormers and two rear roof lights to approved 1-bedoom end-of-terrace dwelling.

Date of site visit: 8 October 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached dwelling on the corner of Kings Crescent and Fishermans Walk on Shoreham Beach. Planning permission was granted in June 2015 for the construction of a new dwelling attached to the side of the existing house, to match the existing pair and to form a terrace of three houses (AWDM/0523/15). The accommodation to be provided consisted of a garage and kitchen on the ground floor (i.e. non habitable accommodation) and a bedroom, bathroom, lounge and study at first floor. A conservatory was to be attached to the side wall of the proposed dwelling.

A subsequent application amended the design to replace the conservatory with a utility room of solid construction (AWDM/0776/17).

This application seeks to further amend the design to incorporate two flat roofed dormers in the front roofslope with two rooflights in the rear. A second bedroom will be provided in the roofspace.

Relevant site history

See above.

Consultations

West Sussex County Council – The ***Highway Officer*** has no objection subject to conditions securing cycle parking, car parking, pedestrian visibility splays and the new access. A study of the online documents establishes that the proposed amendment is for the addition of a second bedroom in the loft space. The proposed plans indicate that an integral garage will be provided for the proposed dwelling. The WSCC Parking Demand Calculator expects that a minimum of two parking spaces will be required for a development of this size and location. An existing garage also serves the site however it is unclear as to whether this will serve the proposed dwelling, or the host dwelling. Any overspill parking may be accommodated on street; however, the Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

In conclusion, the LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Adur and Worthing Councils – The ***Environmental Health*** Officer has no objection, subject to imposing the PFA informative and precautionary contaminated land informative.

The ***Engineer*** has no objection.

Environment Agency – Previously had no objection. The submitted Flood Risk Assessment (FRA) shows that in an extreme flood event the property could suffer internal flooding to a depth of up to three metres. Most habitable rooms are on the first floor above the predicted flood level for the year 2115, other than the kitchen which could be subject to deep flood water.

The flood resilient design would provide some level of protection for all but the more extreme events.

The FRA states an Emergency Flood Plan will be drawn up, and that the first floor will provide a place of safe refuge. We do not normally comment on or approve the adequacy of flood emergency plans accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users. We would recommend the applicant discusses any specific emergency planning issues with the LPA.

The current proposal is a minor development, so the Flood Risk Standing Advice constitutes their response to the application.

Southern Water: Request informatives and condition requiring details of foul and surface water sewerage disposal.

Representations

The applicant has written to advise that there are many examples of dormer windows, where previously there were none, around Shoreham

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises new housing development 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, the effect on the

character and appearance the surrounding area and the flood risk implications of the development.

Visual amenity

The proposed dwelling, as approved, would largely match the size and appearance of the existing dwellings, being 5.8m wide and with similar window, door and porch arrangements. It would leave a distance of 6.1m to the side boundary at first floor level (3.3m at ground floor) and will not appear cramped or out of character in the street scene. On the opposite corner to the west, 6 Kings Crescent has a distance of 5m to the boundary so there will be no unacceptable closing of the space on this corner.

The addition of two flat roofed dormers at the front would not be in keeping with the character of the street. The existing terrace (including the house under construction) does not currently have any dormers within it and there are no other dormers visible within the immediate street scene of Kings Crescent or Fishermans Walk. It is noted that Olcote, to the south west of the site on the opposite side of the road, does have large front and rear dormers but that property faces onto Kings Gap and the industrial buildings behind rather than onto Kings Crescent, and it is a different style of dwelling. It is not considered that the dormers on that property provide sufficient justification or precedent for the dormers now proposed at 4 Kings Crescent.

Paragraph 3.12 of the supplementary planning guidance DM Standard No.2, states:

"*In some locations, front dormers may not be acceptable if for example they would spoil the special character of a Conservation Area or if there are currently no other front dormers present in a particular street scene*."

In this case, the dormers are also located very high up the roofslope and do not align with the first floor windows below. It is considered that they would detract from the street scene and set an unfortunate precedent for further dormer windows, the cumulative effect of which would be to alter the character of the street in this area of simple, unaltered roofslopes.

Residential amenity

The proposed dormers would not have an adverse impact on residential amenity, being on the opposite side of the street from a bungalow. The proposed rear rooflights would be positioned high up the roofslope and would not result in overlooking. Furthermore, they would face towards the blank side wall and front of 13 Fishermans Walk only.

Parking and access

The new dwelling will have use of the existing garage currently serving No. 4, but this means there will be no parking for the existing dwelling, which is increasing the number of bedrooms to two. However, there is considered to be sufficient on-road parking space available, as well as use of a layby in front of the terrace. The site is in a sustainable location, within walking distance of public car parks, and has close links with the public transport network. The

proposal is not anticipated to generate a material increase in vehicle movements over and above what currently exists and the peak usage times would not be expected to coincide with peak traffic levels in this area.

There is no highway objection to the proposal and amenity impacts of on street parking are not considered to be so significant as to warrant refusal on this ground.

Flood Risk

The site lies within Flood Zone 3 defined by the Planning Practice Guide to the National Planning Policy Framework (NPPF) as having a high probability of flooding. The applicants have previously submitted a FRA prepared which confirms that all habitable accommodation (bedroom/lounge) will be on the first floor at least 5m AOD. While the kitchen and utility on the ground floor will flood during an extreme event, safe refuge will be able to be provided at first floor level within the house. The house will also be constructed to incorporate flood protection measures such as bringing down electrical services from ceilings, solid concrete floors and wiring and power outlets 600mm above floor level.

Recommendation

REFUSE, for the following reason:

The proposed dormers, by reason of their size, siting and design, would be prominent features, out of character with and harmful to the existing street scene of Kings Crescent where roofslopes are largely unaltered. The proposal would therefore conflict with policy 15 of the Adur Local Plan and advice in Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

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

Case Officer: Peter Barnett Date: 20 November 2018

Authorised by: Gary Peck Date: 20 November 2018