Development Management - Delegated Officer Report

Application Number: AWDM/1297/21 Recommendation – APPROVE

Site: 110 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing chalet bungalow and construction of 5 bedroom detached property with rear balcony (Same design as AWDM/0600/21)

Date of site visit: Visited to assess previous application.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow on the south side of Old Fort Road. It is set back in the plot with a large front parking area as with other properties on the south side of the road. There is a large detached garage to the front of the property. The property is of gable roof design with a front gable projection. There is a single storey section to the east side.

Consent was approved under AWDM/1388/19 to enlarge and remodel the building with the use of contemporary grey Cedral boarding and white render. The extensions included an additional large gable extension to the front of the building on the eastern side to provide a main entrance with accommodation above. The existing main gable roof was to be extended to the east also with the side flat roof additions removed. A wide sloping roof dormer style extension was permitted along the rear roof of the building south facing to provide open living space. At ground floor to the rear a flat roof extension was permitted also the full width of the building. Above the flat roof section a balcony was permitted. Following this consent an amendment to this approval was permitted under AWDM/1725/19. This included a roof over the rear balcony and front extension at first floor.

Following this a further consent was given for further changes and enlargement to the previous consent under AWDM/0600/21. Changes to the roof of the rear first floor extension, enlarging the extension with a rear balcony and some additional side windows. The ground floor single storey flat roof is to be retained on the east side. Retrospective consent for a shed on the boundary with no. 108 was also granted under this consent.

The applicant has submitted the current application proposing to demolish the existing building and to construct a new 5 bedroom detached property. The plans remain the same as that previously approved under AWDM/0600/21. The detail, finish and appearance will be the same as that granted. The main issue for consideration here is the required conditions and measures that must be complied with and adhered to in terms of this being a new build and not a householder application as was previously the case. In terms of the visual impact and residential amenities these remain as previously considered.

Consultations

Southern Water: - Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. It is possible that a sewer could be crossing the development site should a sewer be found an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Environment Agency: - No objection to the proposal as submitted and advice is given to the applicant.

West Sussex County Council: The **Highways Authority** has the following comments: -

No alterations to the existing access are proposed and there appears to be no visibility issue at the access. The proposal is not anticipated to result in a material intensification of use of the site access. Details of parking have not been demonstrated on the proposed plans. The existing double garage will be retained for use by the dwelling and whilst some of the existing external driveway will be lost to the proposed replacement dwelling, there appears to be sufficient space remaining on the driveway for a number of vehicles to park. Details of parking can be secured via condition.

Secure and covered cycle storage should be provided for the new dwelling. It is likely that this can be accommodated within the existing garage, however details of this can be secured via condition.

In the interests of sustainability and as a result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. Active EV charging points should be provided for the development in accordance with current EV sales rates within West Sussex (Appendix B of WSCC Guidance on Parking at New Developments) and Adur Local Plan policy. Ducting should be provided to all remaining parking spaces to provide 'passive' provision for these to be upgraded in future. Details of this can be secured via condition and a suitably worded condition is advised below.

Conclusion

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 the application, the following conditions should be applied:

Conditions

Car parking space (details required)

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Adur and Worthing Councils: Engineers

Flood risk- The application is within flood zone 3, and is not shown to be at high risk from surface water flooding. The Environment Agency should be consulted.

Surface water drainage- the application indicates that it is proposed to discharge surface water to soakaway. The FRA states that existing infrastructure will be reused. New surface water drainage should be provided to ensure that this is capable of dealing with current and future day rainfall. It should be noted that there are no public surface water sewers in the area.

If you are minded to approve this application please apply the following condition to ensure it 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.

Following the submission of the required information engineers support the proposals and conditions are attached in relation to the details submitted.

Environmental Health

A condition in relation to construction hours is recommended and a Dust Management Plan.

This has been submitted and the details are conditioned.

Representations

None received

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. Highway and Parking issues are also for consideration here.

There has been reference to the property being let as an Air B and B. This is the case and this is being monitored to ensure that the property has its main

use as a residential property and not a holiday let. Environmental Health can also deal with any noise or disturbance complaints as a result of this use. At this current time the property is a residential dwelling occupied by the applicant.

Visual amenity

In visual terms once completed the building will appear as previously approved. The change to the building will complement the eclectic mix of building design and use of materials. Consent has recently been granted for works at both adjacent bungalows nos. 112 and 108. The impact in relation to these properties has previously been considered.

As considered previously the first floor addition increases in bulk from that previously permitted however within the context of the beach front location and surrounding development the design, scale and finish of the building and proposed balcony will not be out of keeping or harmful in terms of character or impact upon the street scene. Rear balconies and terraces are commonplace along the beach. The increased scale of development as a result of the proposed roof extension will not be excessive or out of keeping in relation to surrounding development; there are many other larger developments along this part of Old Fort Road. The development will be more prominent when viewed from the beach however this is acceptable for the reasons discussed above and in the previous planning assessment.

Residential amenity

The impact upon the residential amenities of the adjacent properties on either side has previously been assessed. This development as completed will have the same impact and is subject to the same safeguarding conditions and therefore there would be no justification to refuse the current application on the grounds of residential amenity. As discussed in the previous planning assessment for AWDM/0600/21.

An hours of working condition has been attached and a Dust Management Plan has been submitted, approved and is conditioned below to ensure that there is limited impact to the adjacent occupiers.

Highway Matters

The Highways Authority has advised that there are no objections in this case and recommend conditions relating to car parking, cycle parking and electric vehicle charging points.

Drainage and Surface Water

The site is in Flood Zone 3. The Council’s engineers have advised that prior to commencement of works site surveys and investigations for proposed surface water drainage be carried out. No part of the building shall be occupied until a complete surface water drainage system has been implemented in accordance with the approved details. The applicant’s agent has engaged with consultants that have provided the required information and carried out

the required tests to the satisfaction of the Council's Engineers. These details are conditioned below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The completed building shall be finished with white render and grey cedral cladding with tiles to match existing, unless otherwise approved in writing by the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than hereby approved) shall be formed in the east or west side walls or roofslope of the dwelling.
5. The obscurely glazed balcony privacy screens as shown on the approved plans shall be installed prior to the use of the balcony hereby permitted and shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.
6. The first floor window on the east elevation shall be fitted with obscure glazing and be permanently non opening except for the section 1.7 metres above finished floor level. The first floor window on the west elevation shall be non opening except for the section 1.7 metres above finished floor level.

7. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

8. 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.

9. No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
   Reason: To provide sustainable travel options in accordance with current sustainable transport policies.
10. The surface water drainage system serving the dwelling shall be implemented in accordance with D2028 PL300A Proposed Drainage GA, D2028 PL301A Construction Details. The 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.

11. Upon completed construction of the surface water drainage system, the owner shall strictly adhere to and implement the recommendation contained within D2028 Drainage Maintenance Schedule A.
12. Hours of work Mon -Fri 08:00 - 18:00, Sat 09:00 - 13:00 and Sundays and Bank Holidays no work permitted.
13. The details contained in the Dust Management Plan dated September 2021 received 9th September shall be carried out and adhered to at all times during construction unless otherwise approved in writing by the Local Planning Authority.
14. The details of the FRA received 20th July 2021 shall be implemented and adhered to at all times.
15. Removal of PD

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

1. 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.
2. Southern Water informatives

Case Officer: Hannah Barker Date: 30th November 2021

Authorised by: Peter Barnett Date: 1 December 2021