Planning Services, Adur District Council

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BN43 6PR

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ADUR DISTRICT COUNCIL

ADUR DISTRICT COUNCIL PLANNING DIVISION
PLAN No. Ardon407
DATE RECEIVED 1 APR 2008

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Justin Surname: Clements

Company name

Street address: 16
Mulberry Walk

Town/City: St Leonards on sea
County: East Sussex
Country: u.k.
Postcode: TN37 7LY

	Country Code	National Number	Extension Number
Telephone number:	[redacted]	[redacted]	
Mobile number:	[redacted]	[redacted]	
Fax number:			

Email address: jmclements23@yahoo.co.uk

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Demolition of Bungalow, Conservatory & Detached Flat Roofed Garage and Replace with 2 Semi-Detached Bungalows (with Front Balconies) and 2 Parking Spaces at Side

Has the work already been started without planning permission? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 25 Suffix:

House name:

Street address: Riverside

Town/City: SHOREHAM-BY-SEA
County: West Sussex
Postcode: BN43 5RU

Description of location or a grid reference (must be completed if postcode is not known):

Easting: 521567
Northing: 104672

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ( ) Yes (•) No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

Details shown on drawing 1001-E Sheet 2 of 8.

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Adrian Surname: Ridsdale-Smith

Reference:

Date: 18/03/2008

Details of the pre-application advice received:

Revised proposal considered fine.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ( ) Yes (•) No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ( ) Yes (•) No

8. Parking

Will the proposed works affect existing car parking arrangements? (•) Yes ( ) No

If Yes, please describe:

The existing garage is to be demolished but as this would be a building site no parking would be usable. There is off street parking available in the side road that is used for the existing parking access.

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Dark mixed brown facing bricks.

Description of *proposed* materials and finishes:

Mix of light yellow facing bricks that match the local buildings and render.

Roof - description:

Description of *existing* materials and finishes:

Grey tiles.

Description of *proposed* materials and finishes:

Grey tiles.

Windows - description:

Description of *existing* materials and finishes:

uPVC Double Glazed.

Description of *proposed* materials and finishes:

Thermally Broken Aluminium Double Glazed

11. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

Predominantly Glass with Wooden Frame, Single Glazed.

Description of *proposed* materials and finishes:

Hardwood to front with rear and side patio doors in Thermally Broken Aluminium Double Glazed.

Boundary treatments - description:

Description of *existing* materials and finishes:

A mix of brown bricked walls, a wire fence and a Vertical Boarded Fence to sides and rear. Front is of a wooden picket fence 1m high.

Description of *proposed* materials and finishes:

Side, Rear and dividing boundaries to be in Vertical Boarded Fencing. Western side (end of parking spaces) to be in rendered blockwork. Front and side patio boundaries to be finished in yellow facing bricks to match house and surroundings.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete.

Description of *proposed* materials and finishes:

Block paved.

Lighting - add description

Description of *existing* materials and finishes:

External lighting N/A

Description of *proposed* materials and finishes:

External lighting to be used at entrances and parking bays of both properties and using light dependent sensors to operate low power eco-friendly light fitments. e.g. lights will only operate in the dark and if motion is detected.

Others - description:

Type of other material: Balconies

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Either toughened safety glass with Stainless Steel Handrails or Stainless Steel wires supported by Stainless Steel Uprights and Handrails.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Document descriptions:
Design & Access Statement - 25 Riversidev2
Drawings 1001-Issue-E Sheets 1-8

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Justin & Nicola Surname: Clements

Person role: Applicant Declaration date: 22/03/2008 [X] Declaration made

12. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

Title: Mr First Name: Justin & Nicola Surname: Clements

Person role: Applicant Declaration date: 22/03/2008 [X] Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. [X]

Date 22/03/2008

Subject:	Re: Highways Access at 25 Riverside Shoreham by sea BN43 5RU
From:	Rodney.Haggar@westsussex.gov.uk
Date:	Mon, 5 Nov 2007 14:45:44 +0000

Dear Mr Clements

Thank you for your e-mail dated 30th October 2007, regarding the parking changes around your property.

I have just started what is technically known as the 'informal consultation' with regard to the parking review of S completed by the end of November, which will give me an idea of the level of support for the changes. Although the fine detail, I am expecting general support for the overall scheme. 'Formal consultation' will then follow, whic January, this will give members of the public an opportunity to object if they wish. Assuming that there are objec Committee (CLC) will then be required for their meeting on the 13th March. They will then decide how to respon recommendations. All being well, the new restrictions could be implemented at the end of March or during April. process is dependant on other peoples work loads and, at this stage, unknown responses which may throw up a guarantee at this stage a precise time scale, particularly if we do not make the March CLC meeting; in which ca next meeting on 15th May.

Attached is a PDF file showing the proposed parking restrictions for the whole of the Beach area. As you can se removed from Weald Dyke, except at the top and bottom of the road where the major junctions are; these will be The removal of the existing seasonal single yellow line (No Weekend Parking April - September) will leave appro unrestricted. In theory this equates to up to 26 car parking spaces along one side (the road is too narrow for parl however, with driveways and staggered parking, the number of spaces available is going to be much less than t worth noting that adjacent roads will also have a relaxation on parking restrictions, so there will be more availabl throughout the area.

With regard to government requirements for parking within new developments, this does not fall within my area c you contact Mr Spencer Bryan at our Development Control section, who will be able to advise you on the detail. however, with the relaxation of parking in the road and neighbouring roads, I do not see that an additional dwellin space will create any significant increase in pressure for on-street parking.

Finally, I will continue to monitor the traffic situation out the front of your property and your neighbours property i need to extend the proposed double yellow lines to protect visibility at the junction.

Regards

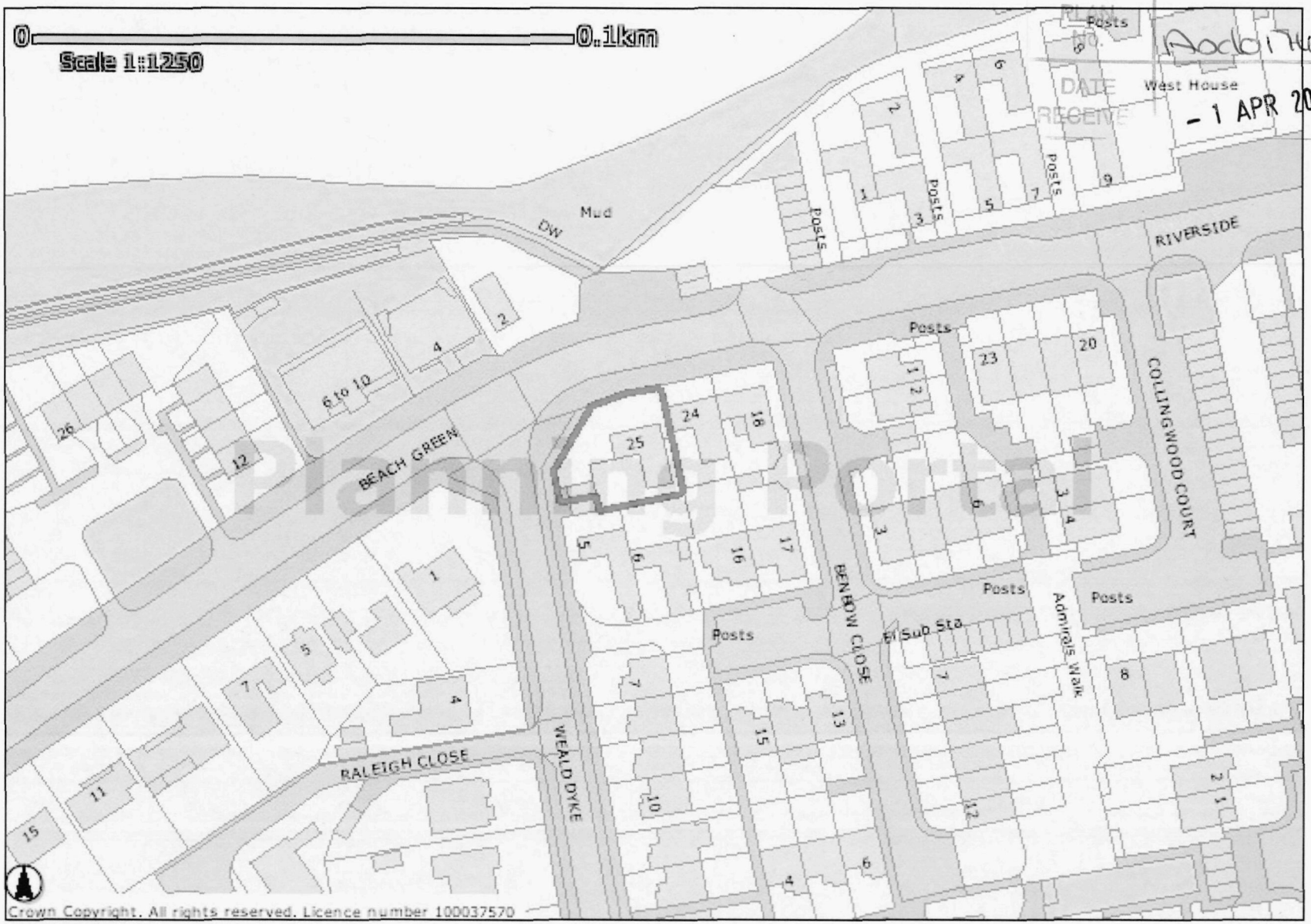
Rodney Haggar
Local Traffic Engineer

DISTRICT COUNCIL
PLANNING
PLAN No. AD/0174/08
DATE RECEIVED 1 APR 2008

PLANNING PORTAL

Site Location Plan

DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. 20060174/08
DATE RECEIVED - 1 APR 2008



Planning Portal

Mapping sourced from Ordnance Survey

DESIGN & ACCESS STATEMENT (Revision 2)

(Revised Application to ADC/0780/07 – 11th March 2008)

DISTRICT COUNCIL
PLANNING
PLAN No. A0607/07
-1 APR 2008

Redevelopment of 25 Riverside, Shoreham by sea, BN43 5RU

Proposal

Permission is sought to demolish a poor quality and ill placed bungalow, it's attached conservatory and flat roofed garage and replace them with a pair of highly energy efficient semi-detached '**Chalet Bungalows'** as opposed to the original application to replace with 'Chalet Houses'.

The bungalows would have front balconies facing the River Adur and make use of this prominent location with first floor living. The rear gardens remain southerly facing and in addition there are small front gardens similar to that of the adjacent bungalows. An additional side patio for the corner property is also included and makes good use of the westerly aspect. Two parking spaces are located in place of the existing flat roofed single garage.

For ease of identification the new bungalows have been referred to as (25) for the bungalow adjacent to 24 Riverside and (26) for the new proposed adjoining bungalow to the west.

Planning History

This application is a revised submission of (ADC/0780/07) that went before the Planning Committee Meeting earlier this year on the 4th February 2008.

Having worked in close consultation with the Planning Department to meet planning guidelines, the previous application was recommended for approval, unfortunately being turned down at committee with a split vote.

The revised application has again specifically targeted the four planning polices of the Adur District Local Plan (AG1, AH2) and the West Sussex Structure Plan (LOC1, DEV1) and now seeks a stronger recommendation from the planning department.

With the four policies being addressed, considerable compromise has been made and a smaller and more modest design is therefore proposed.

Planning Merit

It is still considered that the 'previous' proposal is of quality design and merit for the site and that it does not conflict with the said policies as they were individually considered and the design evolved to suit the plot to its exact requirements. It is therefore hoped that this proposal further enhances these relevant planning policies.

The following show the proposals merits and reasons for planning approval:

- Site is 'Previously Developed Land' – Governments 'Priority' for redevelopment
- Site located on edge of Flood Zones 2&3 – Proposed locates in SAFE Zone 1, this is an ideal opportunity to not only safe-guard an existing home but to replace with two much needed 'Family Sized Homes' in a safe location
- Design layout makes far more efficient use of land and provides two gardens that are south facing and are both, larger than the existing single garden, are 'Soft-scaped' and are considered better in layout than the surrounding gardens
- Privacy would be increased by the relocation forward to the existing building line and with the removal of the two existing rear bedrooms and conservatory making a substantial improvement
- In addition to the removal of the rear section of the existing bungalow, light is substantially increased into that of the adjacent bungalow of No.24 Riverside

Addressing Planning Policies

An additional document in the form of 'Appendix D' has been created and is part of this revised application. This document is in addition to the main drawings and shows a broader scene of the local houses. The new layout can be directly compared side by side to the existing site plan and emphasizes how the site has been efficiently utilized to create two rear gardens in place of one. This has been achieved by the removal of the poorly positioned rear bedrooms of the existing building just 2m from the rear boundary.

The document also shows the comparisons of Old vs New 'Street Scenes', highlighting how well the proposal fits its surroundings. The predominant buildings are 2 & 3 Storey making the proposed modest in proportion to the neighbouring buildings.

The previous application was refused because it was considered to conflict with ADC Local Plan (AG1 – Location of Development) & (AH2 – Infill and Development) and the West Sussex Structure Plan (LOC1 – Ensure that the quality of the local environment is protected and where possible enhanced) & (DEV1 – Developments to be of high quality and to reflect the character of West Sussex and its different parts)

The accumulation of ADC Local Plan, (AG1 & AH2) and West Sussex Structure Plan (LOC1 & DEV1) are all covered in the new reduced proposal. The new proposal further address's the situation by means of relocating the new dwellings further away from the adjacent bungalow along with a large reduction in building mass which further draws the buildings away from the houses behind and minimises any potential loss of outlook.

AG1 – Location of development
AH2 – Infill and Development
LOC1 – Ensuring quality of local environment is protected
DEV1 – To be of high quality and to reflect the character of West Sussex and its different parts

The house to the rear at 6 Weald Dyke (6WD) is set back by @5m from 5 Weald Dyke (5WD) as it is attached at ground floor level, therefore 6WD is naturally enclosed by the poor layout of the existing building it is joined onto. This proximity to the proposed and suitable in-fill development plot, should not stifle the new development as clearly stated in PPS3, however as stated above the new proposal would have very limited effect on the issue of enclosure due to its low profile at the rear elevation.

Regarding AH2, 'No unneighbourly effect on existing dwellings by loss of privacy, light or outlook'. With the previous proposal having a recommendation from the Planning Department, this revised application must be considered a significant improvement to what was already considered suitable. The design has been reduced to as 'small as is feasibly possible' by being of bungalow in form. There are no windows at first storey facing the rear and, no building mass at first storey apart from a roof that is 0.75m 'Lower' than that of the houses behind and has been reduced in height and form by 1.05m to that of the previous proposal. Additionally the roof slopes 'Away' from the houses behind and is to the North of these houses, therefore it would be difficult to see the houses to the rear and South having a loss of outlook or daylight to any great degree. The new proposal is now 0.5m further away from the adjacent bungalow of No.24 Riverside and with its reduced massing further increases the amount of daylight to that of No.24's garden and further increases the outlook.

The reduction from Chalet House to Chalet Bungalow and more importantly to a single storey design greatly reduces and alleviates any impact that the previous design may have been seen to have had with respect to size and proximity to the neighbouring dwellings.

By means of the proposal being of single storey and that of the roof sloping away from the house behind and being to the North of the houses behind with a ridge height now significantly reduced by some '1.05m' and is now 'Lower' than that of 6WD behind by some '0.75m', this effect of a large reduction in ridge height and the reduction in massing due to being a bungalow to the rear has a significant reducing effect in the size and proximity of building to building and is not considered a cramped design. This can clearly be seen on the amended drawings in the elevations and street scenes.

In addition to these significant reductions by reducing the height and mass of the buildings, the now smaller Chalet Bungalows have also been moved 0.5m away from the adjacent bungalow of No.24 Riverside and reduced by 0.45m on the opposite end of the building (west) to compensate for the relocation, thus again an additional reduction in size of the building that now have very modest floor areas of just 84m2 & 102m2 compared with the previous applications 89m2 & 110m2.

These design changes again meet planning policies and would satisfy a suitable and sustainable development that will compliment the local area making much more efficient use of this infill plot of which the government are in need of to help assist in the shortfall in housing requirements.

Distribution of Space

The replacement houses will make more efficient use of the land, locating the houses forward to the existing building line, inline with the adjacent bungalow of 24 Riverside.

Development is predominantly located away from the western boundary and splayed corner to give a sense of open space. The revised proposal has been repositioned a further 0.5m away from the adjacent bungalow of 24 Riverside but reduced on the western section to maintain the openness near the splay and to maintain a very useful west facing patio area for No.26. The reduced roof height and single storey design to the rear reduce further any impact to 5WD's secondary bedroom window, maintaining outlook and view. 25 and 26 are north of 5WD & 6WD and will not adversely affect light and the reduced roof height and roof mass further reduce any possible effect. There is now minimal development between number 5WD and the proposed buildings.

The main house frontage is 12.5m with a plot width of 23m, therefore only approximately 50% of the width of the plot is built on. No.25 is now 1.5m away from it's own boundary adjacent to No.24 Riverside and thus the main development is located on the east side of the plot with minimal development to the west.

There is a smaller section of the building to No.26 of which extends west that has been reduced from 3.2m down to 2.75m (a reduction of 0.45m). It is set back over 3m in depth to the south. This provides a front entrance that is set back from the corner.

Front gardens are similar to that of the adjacent bungalows with a 4m depth and the rear gardens are predominantly rectangular in shape and of southerly aspect with a depth of 8.2m. The rear garden of the new proposed No.25 is slightly larger than the previous application at 70m2, where previously at 67m2 was considered acceptable (an additional improvement), given that the immediate vicinity is characterised by small gardens. No.26 previously at 63m2 was considered undersized for a house with a floor area of 150m2, however the new proposal has a floor area of just 102m2, the rear garden now up to 73m2, and an additional side patio of 23m2. This gives a figure of 96m2 with guidelines at 85m2 for houses upto 120m2. Therefore a significant improvement and without taking into account the front balconies of which each house has an additional 7m2 of private outdoor space.

The key objective has been to maximise the use of the site and its location. Repositioning the houses to the north increases privacy and gives a more efficient garden layout with additional light given to that of 24 Riverside and its garden. The revised proposal further improves on all these areas.

As can be seen from the site plan on drawing No.1001-2of8-E, a large amount of the existing building to the south of the plot will be removed, the two rear bedrooms of the existing bungalow (just 2m from the rear boundary), the conservatory (6m from the rear boundary) and the garage (in poor state of repair). This has the effect of removing building mass away from the houses behind at 5&6 Weald Dyke and in addition, improving upon the privacy between the houses as the distances between windows will be increased.

There are no south facing windows at first floor level so privacy will not be affected, this has been achieved by utilising roof windows with a lower window cill height at 1.9m.

Use of Site

The site will be redeveloped to provide two three bedroomed eco-friendly homes with parking spaces, south facing rear gardens, a patio area to the western house where the rear amenity space would be 70m2 and 96m2 respectively. In addition both homes would have an additional 7m2 of space in the form of balconies that front the River Adur.

Design & Scale of Buildings

The properties in Riverside, Weald Dyke and Beach Green are of various shapes and sizes, ranging from low profiled bungalows, two and three storey houses, chalet bungalows, three storey flats and a very large five storey blocks of flats to the east at Pacific Court.

The road is reasonably level with a slight incline heading south into Weald Dyke with a diverse range of buildings set at pavement level and opposite to the northwest the houses and flats being three storey are set down into their plots by @1.5m (2, 4a-d & 6-10 Beach Green).

25 Riverside is set at pavement level along with the adjacent bungalow No.24. The houses to the south (5&6 Weald Dyke) are set 0.7m higher. The proposed floor levels would be set 0.77m higher than existing to suit flood protection requirements and therefore the new houses would have floor levels almost identical to that of 5&6 Weald Dyke. In addition it should also be noted that the new proposed houses are to the north of 5&6 Weald Dyke and will therefore not give loss of light.

5&6 Weald Dyke are houses, and to their east are bungalows similar to that of the proposed, being 16&17 Benbow Close. 6 Weald Dyke is adjacent to 16 Benbow Close and thus a bungalow sits next to a house. The new proposal seeks to make a more uniform transition being of chalet bungalow design, where this should be of preference to a full two storey design next to a bungalow as 6WD is, therefore the proposal would be an improvement and uplift this prominent location.

The design of the proposed uses a similar pitched roof sloping north/south (away from the houses behind) with gables to the front maximizing floor space in the living area at first floor level. The full width gables achieve a strong architectural design, maintaining a low level building that blends in with its surroundings. This design method is very important as it protects future redevelopment of the neighbouring properties 24 Riverside and 18 Benbow Close by allowing a two storey approach and not limiting it to a single storey, especially in this prominent position.

By using a bungalow design the buildings integrate well to the local area being modest in proportion to the surrounding dwellings that range from bungalows to large 4-5 bedroom houses.

5&6 Weald Dyke are based on similar sized plots to that of the proposed, and their floor areas are 163m2 & 170m2 respectively, showing that their scale is far larger proportionately than that of the proposed. In addition, their rear amenity spaces are proportionally smaller than that of the proposed, where the new bungalows are of very modest proportions.

The two proposed new bungalows would therefore compliment the street scene in proportion, scale and visual appeal.

The new design has been reduced in height from the previous proposals 7.25m down to 6.2m, a large reduction of '1.05m', and the width of the building reduced from 15.7m to 15.25m, a reduction of 0.45m in width on the side wing to No.26.

Appearance

- The houses have been designed to fit in with their riverside location making full use of the balconies where folding/sliding doors from the living space will give a contemporary feel.
- Yellow facing bricks matching the existing houses will be used with a pigmented render to the first floors and to some of the ground floor elevations.
- The gable fronted design holds a strong visual appeal complimenting the adjacent house of 1 Beach Green.
- An offset entrance to the front of the houses accessed from the splayed section of the plot adds to the visual appeal. This additional part of the building breaks up the frontage with its dormer window at first floor taking advantage of the river view.
- The roofs are to be tiled to suit the existing surroundings with roof windows that will light the open plan living area from the south.
- Being a bungalow there will be no overlooking to the properties to the rear.
- Side patio uses high level walls to blend in with the boundary wall of 5WD dropping to a dwarf wall height along the splay to match the front elevation.
- The removal of the existing garage will open up space and daylight to the garden of No.26.
- The front picket fence will be replaced with a lower dwarf wall that will add a sense of strength to the front of the buildings and will match the surroundings in yellow brick.
- This low level boundary wall will aid in the provision of soft landscaping the front of the properties by creating in effect large planting areas to be either grassed or filled with marine type planting species as seen on the local beach.
- New closed panel fencing will be used to divide the plots and create privacy at boundaries.
- The parking spaces will be block paved for durability.
- Balconies will be finished with natural decking boards and will provide additional private space.
- External lighting will be by low energy fittings and will subtly light the entrances and parking bays by means of motion and light sensors to reduce energy consumption.

Prior Planning History

The site already has planning permission (SU/75/05/TP/FP) for a significant sized single storey extension covering a footprint of 50m2 bringing the total footprint to 116m2. The building would cover an area from east to west to within 2m of the western boundary at Weald Dyke wrapping around the splayed corner to within '1m' of the northwest/splayed boundary.

The new proposal has a footprint of 113m2 and no development has been placed on the western boundary. No.26 would be 6.3m from the boundary compared with No.5 Weald Dyke being just 2m away.

Previous permission was sought (ADC/0406/06) to provide two detached houses with rooms in the roof providing accommodation on three levels. This application was refused mainly on grounds of over-development. The new proposal fully address these issues.

Technical Data

The existing dwelling is traditionally constructed in block and brick with little or no insulation; the external walls are brick of poor quality and do not match the surrounding houses of which are predominantly yellow brick and render. Additionally the single storey building is 'L' shaped in layout with almost all rooms having at least two/three external walls making the bungalow extremely inefficient in design from a heating perspective.

Environmental contrast of the new dwellings with respect to the existing bungalow:

- Two Storey due to rooms in the roof space giving a thermally more efficient design due to a smaller footprint
- Attached (Again more efficient as fewer exposed walls)
- Predominantly rectangular in shape, minimal external walls (Thermally more efficient)
- Exceed latest building regulations utilising high levels of wall and roof insulation
- Provision of solar panel hot water heating which gives @50% free heating per/year

No.25 has a plot area of 180m2, with an internal floor area of (85m2) and external footprint of 52m2
No.26 has a plot area of 203m2, with an internal floor area of (102m2) and external footprint of 61m2

Rear gardens are south facing with No.25 having an area now 70m2 up from 67m2 and No.26 an area of 73m2 including a useful patio area at the side of 23m2, which would provide additional recycle bin and bicycle storage space amongst others.

Additional amenity space is also provided for by means of balconies to both properties at 7m2 each. Total amenity space for No.25 would therefore be 77m2 and 103m2 for No.26.

Proximity to boundaries has been 'increased' from the planning guideline of 1m by 50%, now set at 1.5m. This boundary belongs to 25 Riverside and it is therefore the proposed new house that is to be located 1.5m away from its own boundary. The proposed development is to site the new Chalet Bungalows next to another bungalow and thus a document has been put together as in the previous application to show that it is general practice in this area to either place bungalows next to houses or chalet bungalows. The most obvious example is that of the house immediately behind as previously stated where No.6 Weald Dyke is adjacent to 18 Benbow close of which is also a bungalow of similar low profile. Therefore the proposal is no different to this precedence already set in the local area. The document is known as Appendix A and is part of this planning application highlighting 36 two storey houses sited immediately next door to bungalows throughout Shoreham Beach. This number would vastly increase if compared with bungalows next to

houses 'and' chalet bungalows and so highlights the predominant local design vernacular.

Access

The site is well served by public transport being adjacent to the main road on Shoreham Beach within close proximity to the footbridge and Shoreham Village and its mainline railway station.

Existing access is widened for vehicular access to the side of the plot in Weald Dyke. The existing garage will be demolished and one parking space will be provided for each dwelling as agreed by WSCC (Consultation letter dated 18th May 2006). This new application does not change vehicular access from the previous planning application.

In addition to the provided off-street parking WSCC Highways are in the process of finalising new parking arrangements on Shoreham Beach of which the report is likely to go to Adur Local County Committee in early 2008.

The new parking arrangements will remove many of the parking restrictions in almost all roads on the beach. The parking restrictive time zones are to be removed meaning a realistic 13 or so additional off-street parking spaces available in Weald Dyke taking into account existing driveways and staggered parking (see correspondence letter from WSCC Highways 'Appendix B' & 'Appendix C'). As this relaxation on parking restrictions will be widespread on Shoreham Beach it will mean that local residence, their guests and the general public can make use of local parking spaces year round. Therefore the new houses can make use of more than one parking space each. (PPS3 Para 51)

Pedestrian access will be via a ramp and steps to No.25 from Riverside. No.26 can also be accessed via steps from the splayed aspect of the site with additional ramped access available from the western boundary car parking area in Weald Dyke via a gate to the patio area.

Conclusion

The proposed scheme has been designed and adapted to compliment its river location and surrounding properties. The bungalows have been uniquely designed to suit the exact requirements of the site making most efficient use of space.

A significantly important factor of this proposal must be the priority of safe guarding the existing property/replacing it from flood risk and replacing with two family sized homes that are 'Safe' from flooding. This is the Environment Agencies priority consideration when considering any planning application and this scheme achieves their objectives.

The chalet bungalows would be a significant improvement to the existing poor quality bungalow . Replacing the bungalow with two attractive buildings makes full use of the plot and also improves the street scene appeal.

The bungalows will be manufactured to surpass the latest building standards for insulation and provide over 50% of their own hot water needs by means of southerly facing solar water heating panels.

The redevelopment is considered a valuable and efficient use of a previously developed site that will assist in the housing shortage, particularly to that of family homes and also address the Local Development Plan that aims to provide new dwellings on previously developed sites.

Flood Risk Assessment – 25 Riverside v2

PLANNING
PLAN No. AD0706/08
DATE RECEIVED 1 APR 2008

Planning Application: 25 Riverside, Shoreham by sea.

The proposed application has been part of previous planning applications (ADC/0406/06) & (ADC/0780/07) where the Environment Agency had no objections stipulating planning conditions to raise floor levels from the existing 4.27m AOD upto 5.0m AOD.

The application relates to replacement dwellings and therefore it is not suitable for the new bungalows to be located on another site. However the proposed development would be a vast improvement to the existing dwelling where the bungalow lays at 4.27m AOD and has no means of escape to higher ground within the building. The two proposed semi detached bungalows would not only offer the inhabitants safety within the building at first storey but would also be at an elevated level in a 'Low Flood Risk' zone at ground floor level. This lowering of flood risk is a key requirement of any flood risk assessment. Therefore the application can be assessed with PPS25's 'Sequential Testing'.

Initial consultation with a Technical Specialist from the Environment Agency established the site to be close to Flood Zone 2&3 where a safe area was highlighted at the boundary of the parking spaces in Weald Dyke. The site visit assessment concluded that ground floor levels should be protected to zone 1, and that a suitable means of escape is made available.

Description of Works

A suitable means of escape is shown on planning drawing (1001 – Sheet 2 of 8) and is to be set at the Environment Agencies recommended floor level with a minimum width of 1m.

Access is directed from the front doors of the properties toward the parking space areas of which exit into Weald Dyke.

The Environment Agency has identified this area as an acceptable location, at 4.7m AOD where movement south reaches flood zone 1 and water velocity rates are below 0.1m/s.

Flood Risk Modeling

Recent 2D flood modeling undertaken by the Environment Agency has determined that the 1 in 200 year surge tide level for the year 2115 is 5.5m AOD for the open coastline, including an allowance for global warming and rising sea levels in accordance with PPS25. However, it has also determined that the site specific location shows that the levels will drop from the overall 5.5m to 5.0m, due to overtopping in other locations. It is recommended that an additional 0.3m is safe guarded to account for 'freeboard' (factor of safety). This is achievable by implementing a means of flood proofing measures lifting the flood protection level to 5.3AOD.

PPS25 Sequential Testing

By nature of its existing site location, the proposal to replace with two bungalows positions the application into the Sequential Test category of PPS25 to adhere to the governments guidance for flood protection.

To safe guard the proposed dwellings at flood zone 1 levels, adhering to the Sequential Test and to include an allowance for climate change until the year 2115, an increase in floor levels to 5.0m AOD is recommended with flood proofing measures increasing the protection to a level of 5.3m AOD.

Planning Conditions

The assessment considers the proposal acceptable and recommends the following planning conditions:

1) **Floor levels shall be set no lower than 5.0m above Ordnance Datum as shown on Drawing No. 1001- sheet 2 o f 8.**

Consultation carried out by Mr Grant Moffatt, Technical Specialist for Development Control at the Environment Agency who can be contacted directly in regard to this application.

Mr Grant Moffatt
Technical Specialist

Development Control
Environment Agency
Southern Region
Guildbourne House
Chatsworth Road
Worthing
West Sussex

BN11 1LD

APPENDIX A

LIST OF 36 TWO STOREY HOUSES SITED IMMEDIATELY NEXT TO BUNGALOWS FOUND THROUGHOUT SHOREHAM BEACH

NB: First number represents the House and the Second number the Bungalow (Unless stated)

6 Weald Dyke next to 16 Benbow Close (Immediately behind site)

1 & 2 Riverside (In same road and within 50m of site)

3 & 2 Riverside (In same road and within 50m of site)

4 & 2 Riverside (In same road and within 50m of site)

2 & 1 Beach Rd

5 & 6 Beach Rd

2 Storey Flats in Ferry Rd next to 37 Ferry Rd

16 & 14 The Meadway

27 & 25 The Meadway

62 & 60 The Meadway

2 Shingle Rd & 2a East Meadway (Recently Constructed - 2006)

30 & 28 East Meadway

19 & 17 East Meadway

92 & 94 Old Fort Rd

2 & 3 The Coast Guard Cottages

1 The Burrells & 3 The Coast Guard Cottages

141 Old Fort Rd (Bungalow) is in between two houses

136 & 138 Old Fort Rd

81 & 83 Old Fort Rd

52 & 54 Old Fort Rd

Sea Spray Avenue has a Single storey building adjoining a two storey

7 & 9 The Burrells

49 & 47 Riverside Rd

33 & 31 Riverside Rd

5 & 3 Riverside Rd

5 Beach Green (Bungalow) between two houses

14 & 12 Havenside

19 & 17 Havenside

37 Beach Green and 24 Havenside

57 & 55 Beach Green

59 Beach Green & 8 Mardyke

25 Kingswalk & 1 Mardyke

30 & 28 Woodards View

16 & 18 Woodards View

14 & 12 Woodards View

6 & 8 Woodards View

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PLANNING DIVISION
PLAN No. A0d01w08
DATE RECEIVED - 1 APR 2008

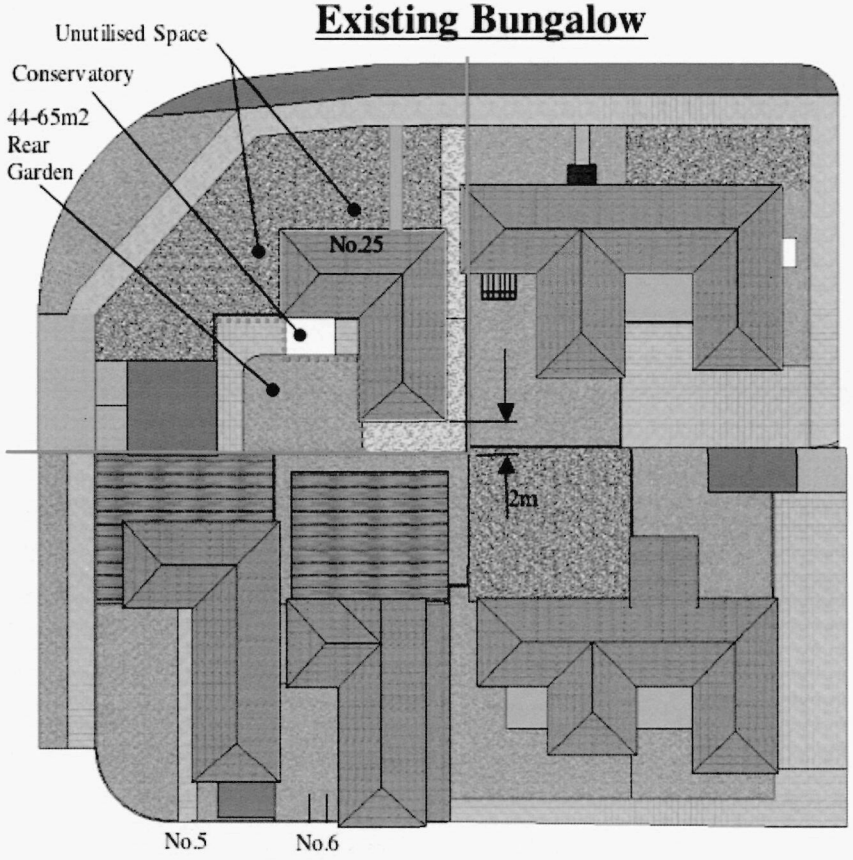
Revised Planning Proposal
ADC/0780/07
25 Riverside, Shoreham Beach, BN43 5RU

APPENDIX D
Site Plan & Elevation Comparisons

11th March 2008

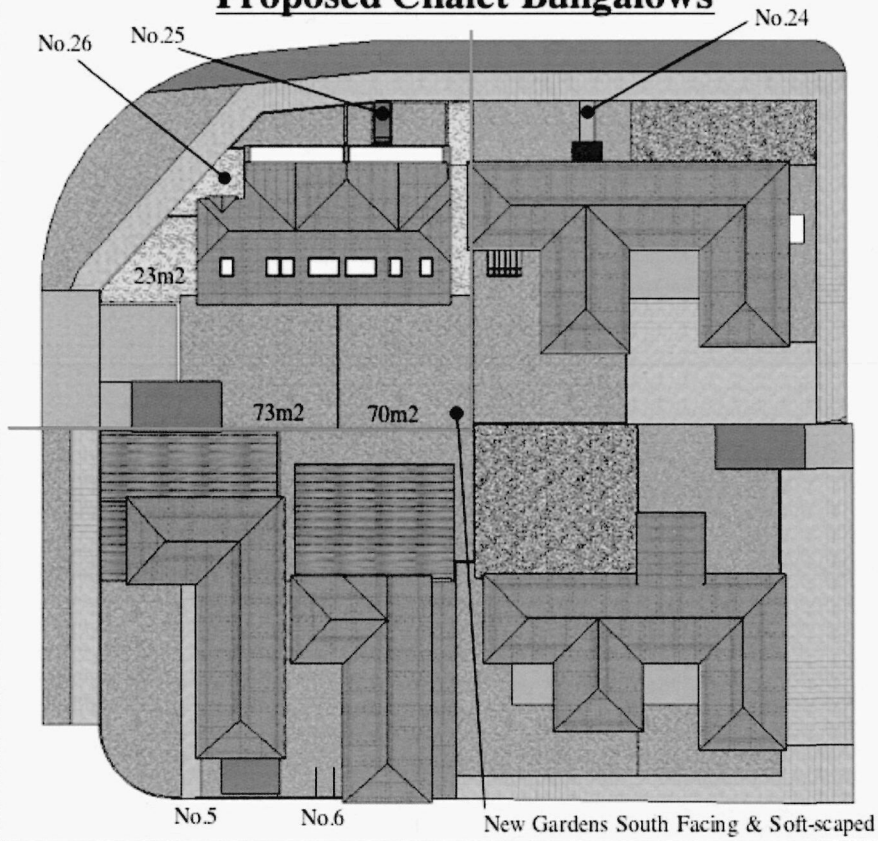
Site Plan

Existing Bungalow



- Located on edge of Flood Zone 2&3 (Currently at RISK)
- Poorly positioned on plot - Located in lower right corner
- Only 1x 65m2 rear garden (just 44m2 Soft-scaped/Grass)
- Bedroom just 2m from rear boundary - poor privacy
- Plot inefficiently used at side - 1 garage space
- Neighbourly gardens in block either Poorly shaped, North facing, Adjacent to footpaths and predominately 'Hard-scaped'

Proposed Chalet Bungalows



- Located in Flood Zone 1 (NOT at Risk)
- **Appropriately positioned** - Brought forward to building line
- **'2 Gardens in place of 1' -** 70-73m2, **Larger** than existing
- Light '**Opened Up**' to garden of No.24 Riverside
- Bedrooms now at rear building line - **Increased Privacy**
- Fully utilised side for 2 parking spaces and **Additional** side patio
- Plot has best usable rear gardens in block and are '**Soft-scaped**'

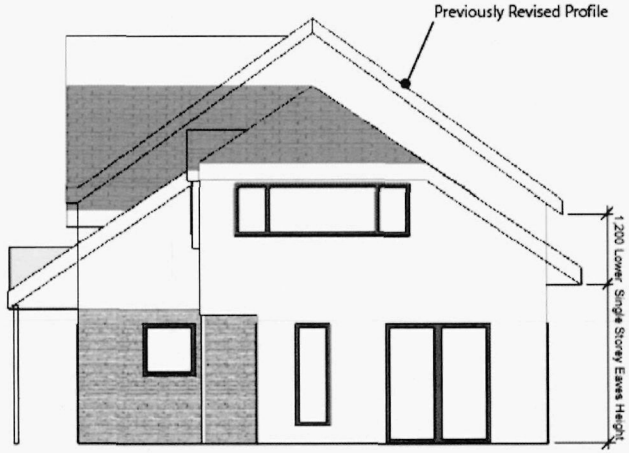
'Site Plan' Shows Proposals Many Benefits

- Existing Bungalow currently 'At Risk to Flooding'
- New Homes located into a 'Safe' flood zone (Zone 1)
- Efficient design of housing 'layout' and 'positioning' creates:
  - 2 gardens in place of 1
  - Gardens are @10% larger than existing single garden
  - Gardens maintain a 'Southerly' aspect
  - Large additional side Patio created for corner house - 23m2
- Privacy increased - building located north away from rear boundary, roof windows set above eye level to prevent overlooking
- Increase in outlook to houses behind with the removal of existing bungalows bedrooms and conservatory
- Improvement in light and outlook to adjacent bungalow with the removal of the rear bedrooms

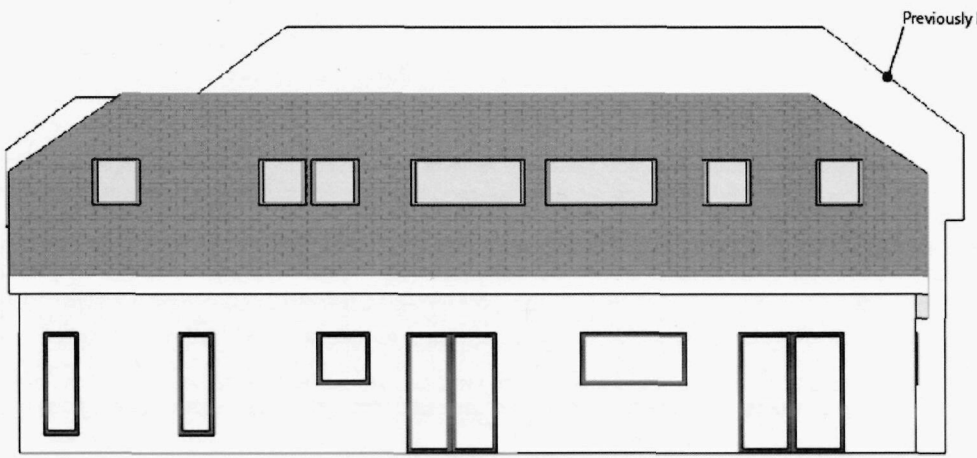
New vs Old - Showing New Position & Large Reduction in Size



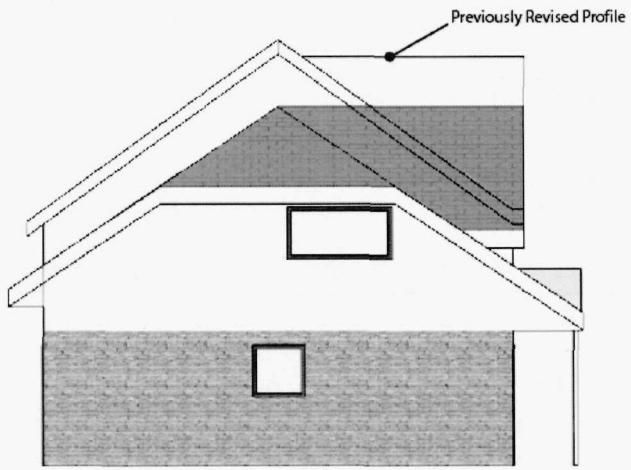
NORTH ELEVATION (Chalet Bungalow)
Reduction in Ridge Heights (Main & Dormers)
Reduction in Massing
Building Moved 500 West & Reduced Width 450



WEST ELEVATION (Bungalow to South)
Reduction in Height - 1,050
Reduction in Massing



SOUTH ELEVATION (Bungalow)
Reduction in Height
Reduction in Massing



EAST ELEVATION (Bungalow to South)
Reduction in Height
Reduction in Massing

2 Storey

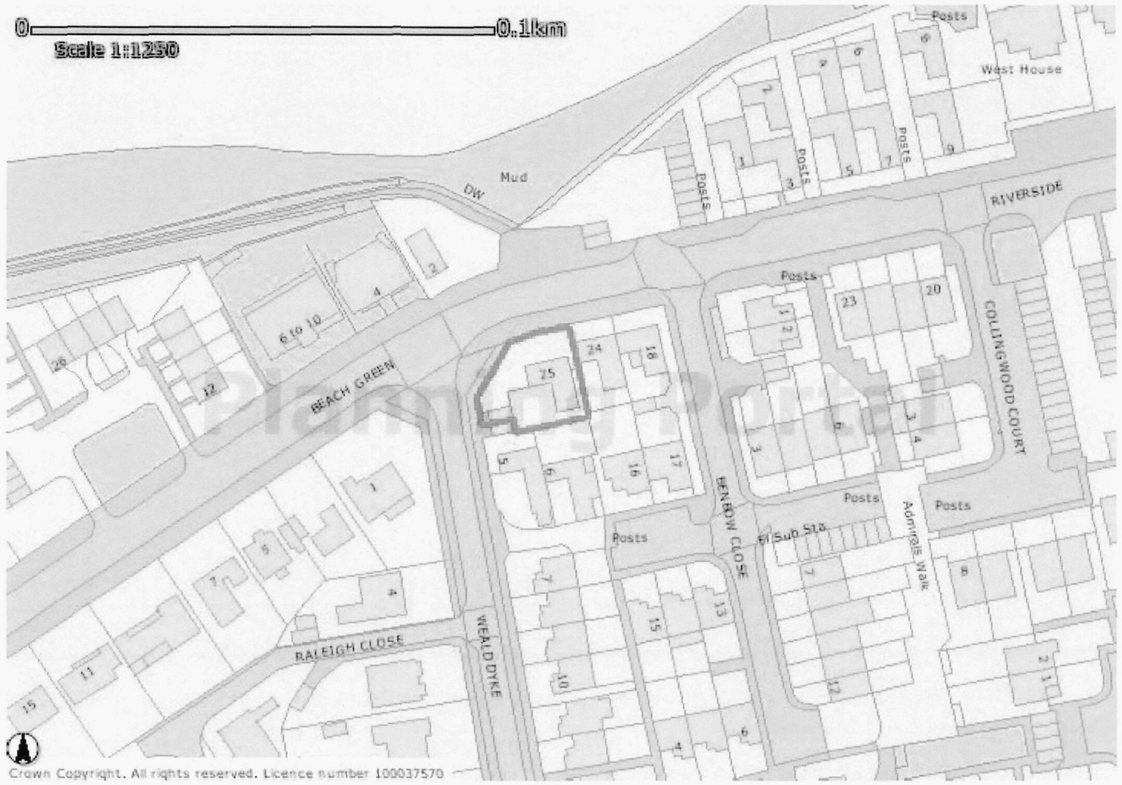
6 Weald Dyke

1 Storey

Elevations Show Proposals 'Minimal Impact'

- Revised design **significantly reduced in height by 1.05m** with eaves brought down to ground floor level
- The design is now a Chalet Bungalow and has the **minimum possible impact** as shown in the side elevations
- The 'Bungalow' rear elevation, **improves outlook** to the houses behind
- 0.45m has been removed from the western wing section to compensate for the move of the building to the west, hence there is a 'Reduced Floor Area'
- Reduced floor area in roof space places **roof windows further away from houses behind**
- Additionally the reduced floor area and reduction in roof volume by dropping to a chalet bungalow significantly reduces massing of the building and reduces any possibility of a cramped effect making the building smaller in proportion to their plot sizes
- The revised design has been moved west by 0.5m away from adjacent bungalow No.24 Riverside, **improving transition** between buildings and exceeds DC Planning Guidelines of 'Space Around Dwellings' set at 1m, an increase of 50% at 1.5m

ISSUE	CHANGE DESCRIPTION	DATE
A	First drawing release	12 DEC 07
B	Drawing Layout Change - Was 1 x A0 Sheet Now 7 x A3 Sheets Including Site Location Map	7 JAN 08
C	Sht 1, note added, Block Plan updated Sht 3, updated roof window outlines shown Sht 4, new roof windows and solar panels Sht 5, new roof windows and solar panels	15 JAN 08
E	Amended proposal to ADC/0780/07 Ridge height reduced by 1,05m Chalet House now Chalet Bungalow Building moved 0.5m west, side wing reduced by 0.45m, Sheet No.8 Added	11 MAR 08



SITE LOCATION PLAN 1:1250



BLOCK PLAN 1:500



OUR DISTRICT COUNCIL
PLANNING
PLAN No. Adc/0780/08
DATE RECEIVED - 1 APR 2008

Line shown dotted shows new proposal

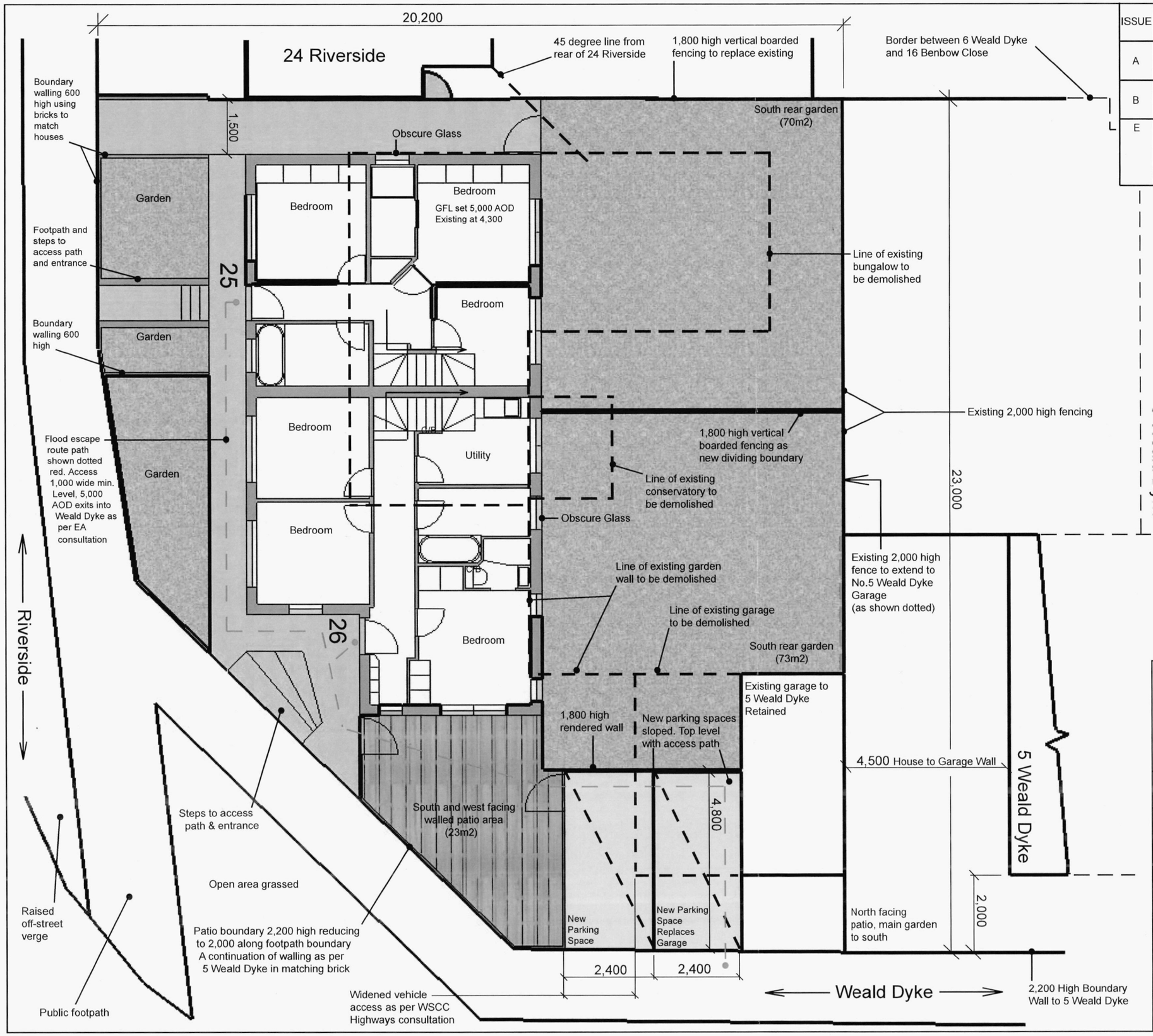
Proposed new building repositioned more appropriately inline with existing building line and away from rear boundary currently at 2m

Demolition of rear protruding bedrooms and conservatory increases privacy and outlook between properties

Removal of these two bedrooms opens up 24 Riversides garden to light from the west that is currently lost in the afternoon, even in peak winter time

Significant increase in space between properties is a major improvement to the existing and fits with the local presedense. It creates suitable size and shaped rear gardens that face south, better than the local gardens in shape and orientation

Job Proposed Demolition of Existing Bungalow and Erection of Two Semi-Detached Chalet Bungalows 25 Riverside, Shoreham-by-sea	Scale 1:1250 1:500 (A3) Date 7-Jan-08
Client: Mr & Mrs Clements	Dimensions: (mm)
Title Chalet Bungalow - Site Location Plan - Block Plan	
Drawing No. 1001	Issue E Sheet No. 1 of 8

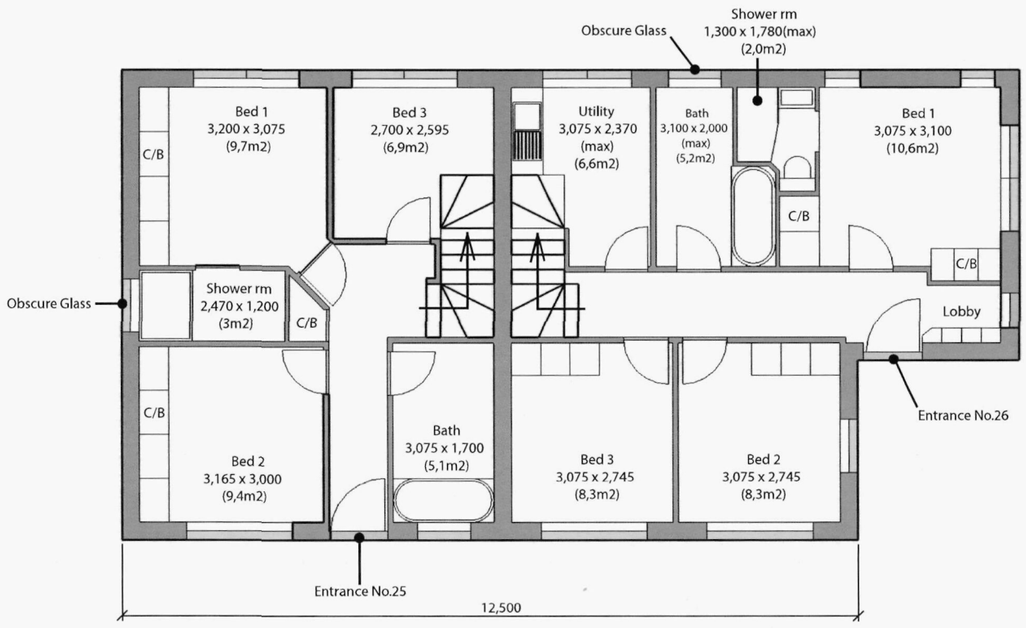


ISSUE	CHANGE DESCRIPTION	DATE
A	First drawing release	12 DEC 07
B	Drawing layout change - Was 1 x A0 sheet Now 7 x A3 sheets including site location map	7 JAN 08
E	Amended proposal to ADC/0708/07 Ridge height reduced by 1,05m Chalet House now Chalet Bungalow Building moved 0.5m west, side wing reduced by 0.45m, Sheet No.8 Added	11 MAR 08

PLANNING ... SION
PLAN No. A06/74/08
DATE - 1 APR 2008

Job: Proposed Demolition of Existing Bungalow and Erection of Two Semi-Detached Chalet Bungalows 25 Riverside, Shoreham-by-sea	Scale: 1:100 (A3)
	Date: 7-Jan-08
Client: Mr & Mrs Clements	Dimensions: (mm)
Title: Chalet Bungalow - Detailed Site Plan	
Drawing No.: 1001	Issue: E
	Sheet No.: 2 of 8

ISSUE	CHANGE DESCRIPTION	DATE
A	First drawing release	12 DEC 07
B	Drawing Layout Change - Was 1 x A0 Sheet Now 7 x A3 Sheets Including Site Location Map	7 JAN 08
C	Sht 1, note added, Block Plan updated Sht 3, updated roof window outlines shown Sht 4, new roof windows and solar panels Sht 5, new roof windows and solar panels	15 JAN 08
E	Amended proposal to ADC/0780/07 Ridge height reduced by 1,05m Chalet House now Chalet Bungalow Building moved 0.5m west, side wing reduced by 0.45m, Sheet No.8 Added	11 MAR 08



GROUND FLOOR PLAN



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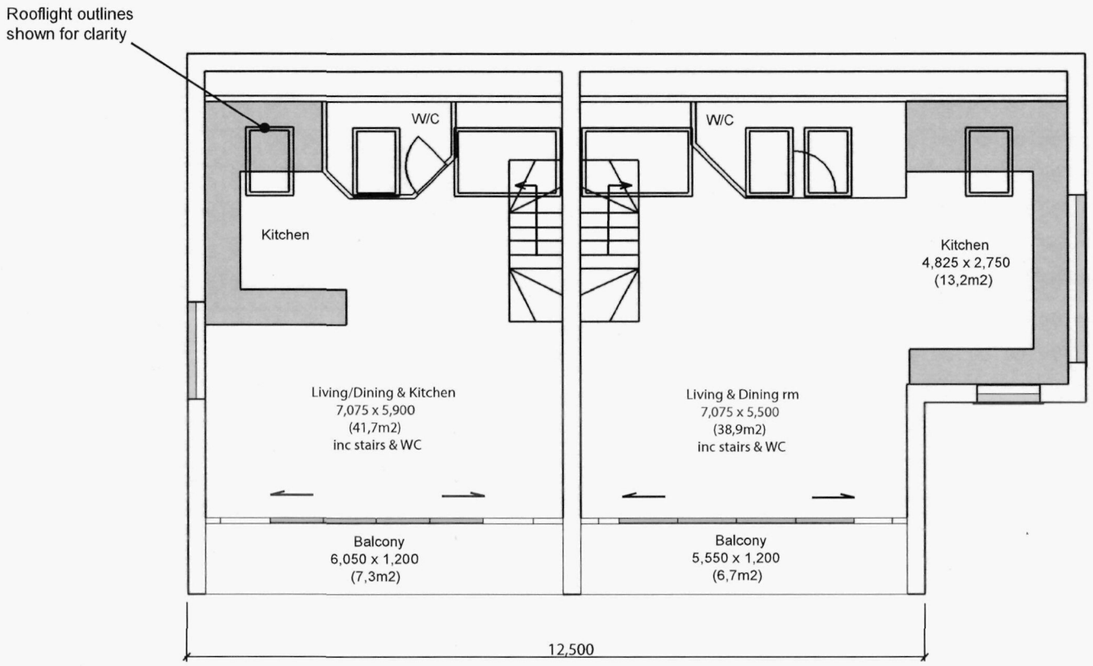
PLANNING DIVISION
PLAN No. Ada 7468
DATE RECEIVED - 1 APR 2008



FIRST FLOOR PLAN

Job Proposed Demolition of Existing Bungalow and Erection of Two Semi-Detached Chalet Bungalows 25 Riverside, Shoreham-by-sea	Scale 1:100 (A3) Date 7-Jan-08
Client: Mr & Mrs Clements	Dimensions: (mm)
Title Chalet Bungalow - Ground Floor Plan - First Floor Plan	
Drawing No. 1001	Issue E Sheet No. 3 of 8

ISSUE	CHANGE DESCRIPTION	DATE
A	First drawing release	12 DEC 07
B	Drawing Layout Change - Was 1 x A0 Sheet Now 7 x A3 Sheets Including Site Location Map	7 JAN 08
C	Sht 1, note added, Block Plan updated Sht 3, updated roof window outlines shown Sht 4, new roof windows and solar panels Sht 5, new roof windows and solar panels	15 JAN 08
D	Updated (Shts 4-7of7) showing reduced roof pitch 40deg down to 36.5deg (0.4m vertical reduction) Hip reduction to No.25, moved 0.3m to west Reduced floor levels 5.3m down to 5.0m AOD	18 JAN 08
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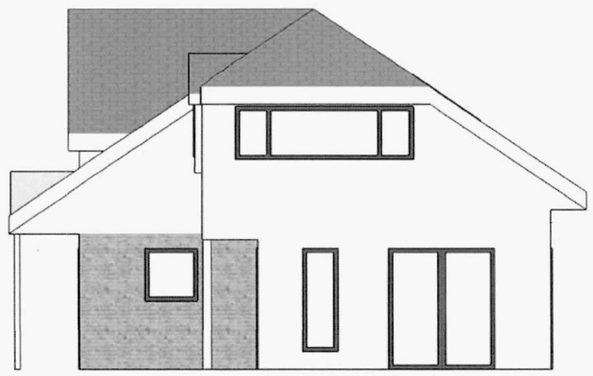
NORTH ELEVATION



WEST ELEVATION

ADUR DISTRICT COUNCIL
PLANNING DIVISION
No. Ado/0708/07
DATE RECEIVED 1 APR 2008

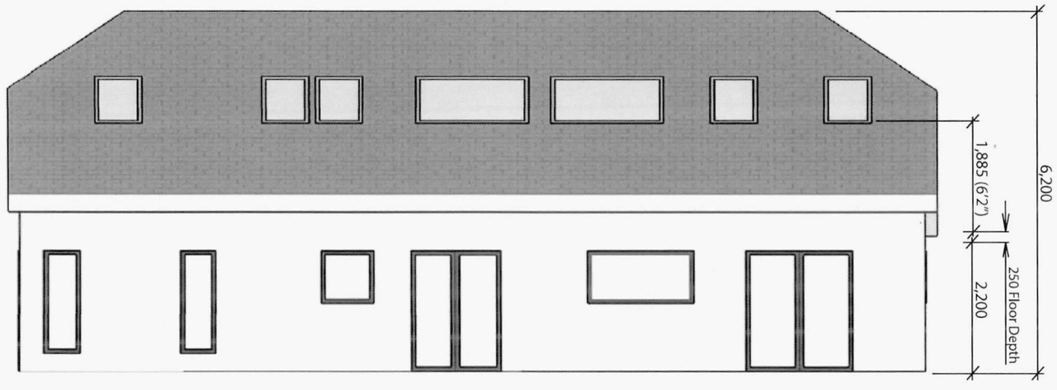
FACING MATERIALS

Walls: Part yellow face brick to match surroundings, part rendered with off white pigment thru'

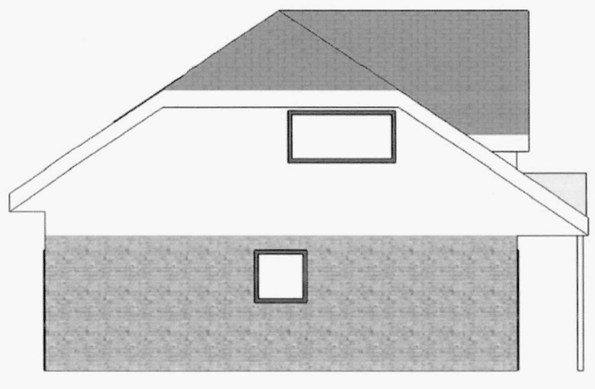
Windows & Doors:

Front doors in timber hardwood

All other windows and doors in aluminium with powder coat finish



SOUTH ELEVATION



EAST ELEVATION

Job Proposed Demolition of Existing Bungalow and Erection of Two Semi-Detached Chalet Bungalows 25 Riverside, Shoreham-by-sea	Scale 1:100 (A3) Date 7-Jan-08
Client: Mr & Mrs Clements	Dimensions: (mm)
Title Chalet Bungalow - North Elevation - East Elevation - South Elevation - West Elevation	
Drawing No. 1001	Issue E Sheet No. 4 of 8

ISSUE	CHANGE DESCRIPTION	DATE
A	First drawing release	12 DEC 07
B	Drawing Layout Change - Was 1 x A0 Sheet Now 7 x A3 Sheets Including Site Location Map	7 JAN 08
C	Sht 1, note added, Block Plan updated Sht 3, updated roof window outlines shown Sht 4, new roof windows and solar panels Sht 5, new roof windows and solar panels	15 JAN 08
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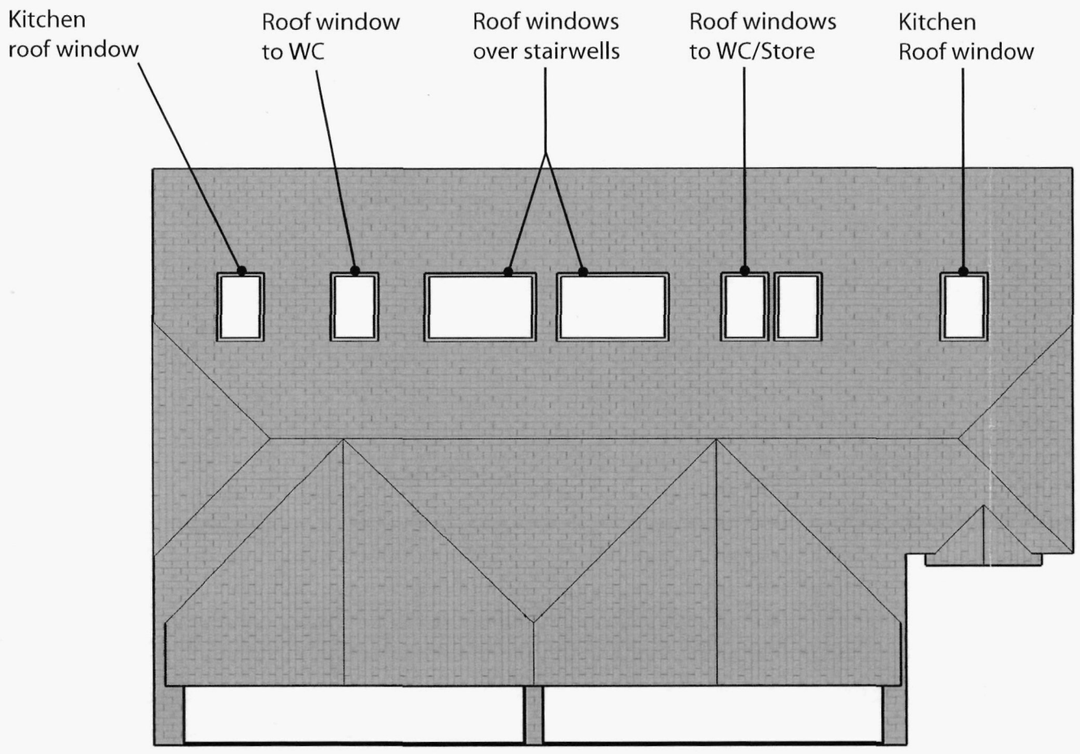

PLAN ELEVATION

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN
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MATERIAL NOTES:

Roofing: Tiles to match surrounding

Roof windows to light first floor
Toughened outer pane, laminated
inner pane for additional safety
U-value - 1.4W/m2K

N

Job *Proposed Demolition of Existing Bungalow and Erection of Two Semi-Detached Chalet Bungalows* 25 Riverside, Shoreham-by-sea	Scale 1:100 (A3) Date 7-Jan-08
Client: Mr & Mrs Clements	Dimensions: (mm)
Title Chalet Bungalow - Plan Elevation	
Drawing No. 1001	Issue E Sheet No. 5 of 8

ISSUE	CHANGE DESCRIPTION	DATE
A	First drawing release	12 DEC 07
B	Drawing Layout Change - Was 1 x A0 Sheet Now 7 x A3 Sheets Including Site Location Map	7 JAN 08
D	Updated (Shts 4-7of7) showing reduced roof pitch 40deg down to 36.5deg (0.4m vertical reduction) Hip reduction to No.25, moved 0.3m to west Reduced floor levels 5.3m down to 5.0m AOD	18 JAN 08
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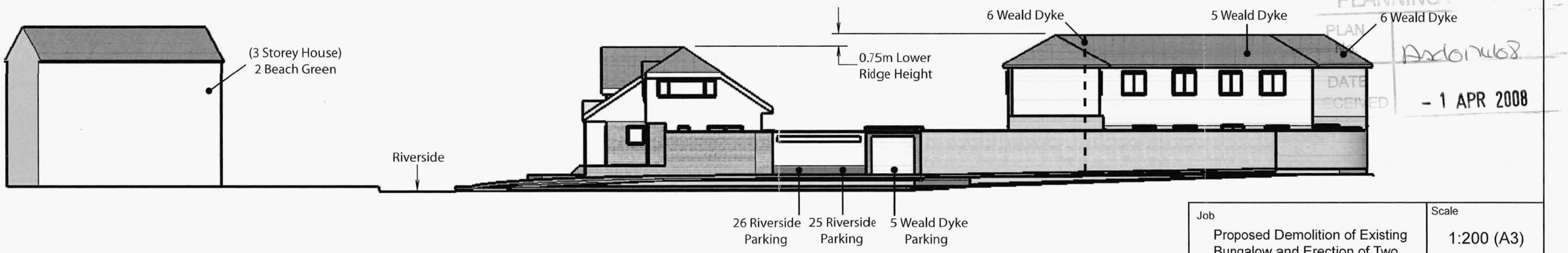
RIVERSIDE STREET SCENE (NORTH)



WEALD DYKE STREET SCENE (WEST)

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PLAN
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Ax0174/68

Job Proposed Demolition of Existing Bungalow and Erection of Two Semi-Detached Chalet Bungalows 25 Riverside, Shoreham-by-sea	Scale 1:200 (A3) Date 7-Jan-08
Client: Mr & Mrs Clements	Dimensions: mm
Title Street Scenes: - Riverside (North) - Weald Dyke (West)	
Drawing No. 1001	Issue E Sheet No. 6 of 8

ISSUE	CHANGE DESCRIPTION	DATE
A	First drawing release	12 DEC 07
B	Drawing Layout Change - Was 1 x A0 Sheet Now 7 x A3 Sheets Including Site Location Map	7 JAN 08
D	Updated (Shts 4-7of7) showing reduced roof pitch 40deg down to 36.5deg (0.4m vertical reduction) Hip reduction to No.25, moved 0.3m to west Reduced floor levels 5.3m down to 5.0m AOD	18 JAN 08
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STREET SCENE VIEWED FROM SOUTH END OF SHOREHAM FOOTBRIDGE
LOOKING UP TO WEST END OF RIVERSIDE
(View from North East)

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STREET SCENE VIEWED FROM WEST LOOKING FROM BEACHGREEN
(View from North West)

Job Proposed Demolition of Existing Bungalow and Erection of Two Semi-Detached Chalet Bungalows 25 Riverside, Shoreham-by-sea	Scale NTS (A3) Date 7-Jan-08
Client: Mr & Mrs Clements	Dimensions: (mm)
Title Street Scenes: - ISO (North West) - ISO (North East)	
Drawing No. 1001	Issue E Sheet No. 7 of 8

ISSUE	CHANGE DESCRIPTION	DATE
A	First drawing release	12 DEC 07
B	Drawing Layout Change - Was 1 x A0 Sheet Now 7 x A3 Sheets Including Site Location Map	7 JAN 08
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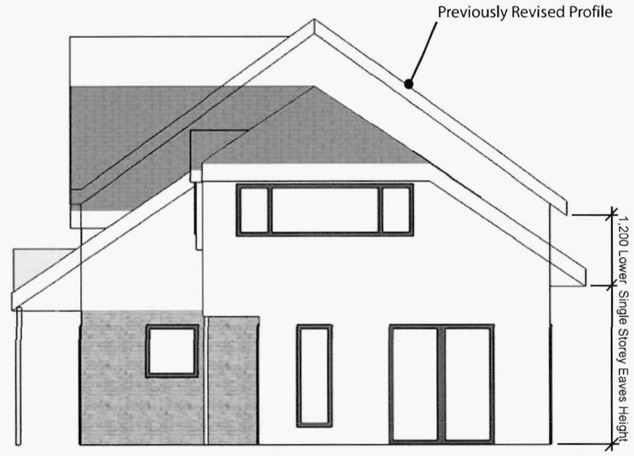
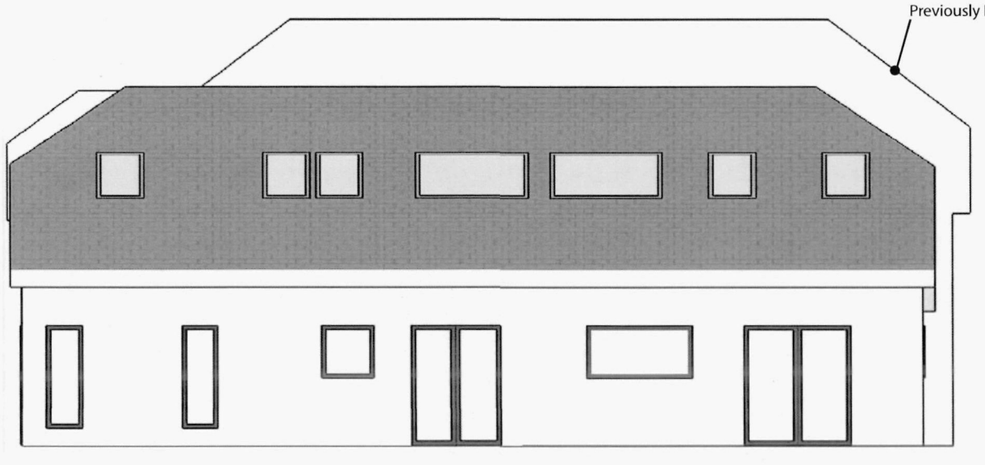
NORTH ELEVATION (Chalet Bungalow)
Reduction in Ridge Heights (Main & Dormers)
Reduction in Massing
Building Moved 500 West & Reduced Width 450

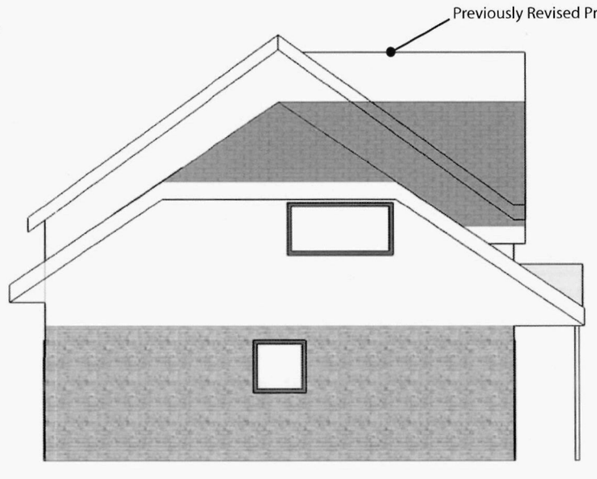


WEST ELEVATION (Bungalow to South)
Reduction in Height - 1,050
Reduction in Massing

ADC DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC0174/08
DATE - 1 APR 2008



SOUTH ELEVATION (Bungalow)
Reduction in Height
Reduction in Massing



EAST ELEVATION (Bungalow to South)
Reduction in Height
Reduction in Massing

Job
Proposed Demolition of Existing Bungalow and Erection of Two Semi-Detached Chalet Bungalows
25 Riverside, Shoreham-by-sea

Scale
1:100 (A3)

Date
7-Jan-08

Client: Mr & Mrs Clements

Dimensions: (mm)

Title
Chalet Bungalow
- New Proposal Showing Reduced Dimensions in Comparison to Previously Revised Proposal (ADC/0780/07)

Drawing No.
1001

Issue
E

Sheet No.
8 of 8



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adon/01
DATE RECEIVED - 1 APR 2008

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	DATE	AMENDMENTS	NAME
A			

AREA	SOUTHERN
ROUTE NO	
FILE NO	
DRAWN	SM
CHECKED	BJC
DATE	17/10/2007

WEST SUSSEX COUNTY COUNCIL

SHOREHAM BEACH: TRAFFIC REGULATION ORDER REVIEW

SCALE 1:2500 @ A1	Colin McKenna BSc MSc MICE MRTPI Head of Highways & Transport County Hall, West Street Chichester, West Sussex, PO19 1RH (Tel: 01243 777100)
CODE	
MICROFILM NO.	DRG NO. A2/TRA/2416

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