Expiry Date - 06/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0294/10 **Recommendation – Permit Application**

Site: **Redundant West Part Southlands Hospital Upper Shoreham Road Shoreham-by-Sea**

Proposal: **Application for non-material amendment of permission ADC/0287/09 (for 197 dwellings) for minor revisions to finished floor levels, dimensions/positions, etc (as set out in schedule)**

The Application

Planning permission and Conservation Area Consent was granted in February of this year for the comprehensive redevelopment of the redundant west part of Southlands Hospital (ADC/0287/09 & ADC/0288/09), following consideration of the applications by Members at the Planning Committee on 9 November 2009. Work has recently commenced on site.

The approved scheme is for 197 dwellings comprising 117no. houses and 51no. flats in a mix of new build and conversion of existing buildings. This mix of dwellings has been amended following the submission of an application earlier in the year to reconfigure the dwellings proposed within the former Refectory Block (ADC/0175/10). While the decision on that application has not been issued yet due to delays with securing an amendment to the original S106 Agreement, the overall number of dwellings has risen to 199.

This application seeks approval for a number of non material amendments to the layout, including changes to the finished floor levels of some dwellings. These have arisen after it was discovered that the original layout prepared by DG3 Architects was not based on the most up-to-date topographic survey. New architects have since been appointed and the changes follow their accurate survey.

The amendments comprise the following:

- Block 3 has been moved 0.5m south to avoid foundations being installed under the footway and to enable access to the bin store and western boundary

- Plots 177-185 have been moved 0.15m west with the flank wall of Plot 185 moved 0.6m south

- Flank wall of Plot 176 has been moved 0.22m south

- Flank wall of Plot 125 has been moved 0.19m east
- Footpath access between Plots 123-125 and 120-122 has been reduced in width by 0.3m
- Footprint of Block 8 has been reduced as the previous approved layout did not reflect the approved floor plan
- Plots 48-54 have had their footprint increased marginally
- The road has been narrowed on the main approach into the site, west of Block 2 and west of Plot 31
- The layout now shows changes to the front boundary wall resulting from the approved highway and access details which were not previously included on the site layout
- Front gardens of Plots 139-176 have been increased in size
- The area of hard paving in the north-south road in front of Plots 165-176, on the east-west road in front of Plots 126-139 and the road in front of Plots 113-125has been reduced. Parking spaces in the lower road have been pulled away from the poplar trees on the southern boundary to limit damage to parked cars.
- The footpath in front of Blocks 8 and 9 has been removed (as footpaths on both sides of the road were unnecessary)
- The size of the disabled access ramp access from the car park to Plots 24/25 has been reduced in size enabling more landscaping to be planted
- The ridge and eaves height of Plot 25 has been lowered to introduce a step up to Plot 24
- The side windows to dwellings which face access alleyways have been removed as they were felt to receive little light and were unnecessary
- Changes to the finished floor levels of a number of units ranging from increases of 0.55m to decreases of 0.6m

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer states that the amendments proposed are relatively minor and do not influence the comments previously made by WSCC in relation to the highway implications of the proposals. Consequently he has no objection to the proposed amendments.

ADCAG – No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AG3, AB3-6, AB23, AB25-27, AB30, AH2, DPAH3, AH3, AH5, ACS5 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No. 2 'Space Around New Dwellings and Flats' and Development Control Standard No.4 'Flat Conversions'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)
Southlands Hospital Site Development Brief (ADC 2000)
Southlands Conservation Area Character Appraisal and Management Strategy (ADC 2008)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)
PPS5 'Planning for the Historic Environment' (DCLG 2010)
PPS9 'Biodiversity & Geological Conservation' (ODPM 2005) & Circular 06/05
PPG13 'Transport' (DTLR 2001)
PPG16 'Archaeology and Planning' (DoE 1990)
PPS17 'Planning for Open Space, Sport and Recreation' (ODPM 2002)
PPS22 'Renewable Energy' (ODPM 2004)
PPG23 'Planning and Pollution Control' (ODPM 2004)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

The site lies partly within a Conservation Area. There is a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas (as reflected in policies AB4 & AB11). Local Plan policy AB3 states that permission will not be granted for

development generating a level of traffic or other activity likely to adversely affect the character of a Conservation Area.

In the Local Plan, the whole site is allocated for redevelopment as reflected in policy DPAH3. The site is also covered by a Development Brief and Conservation Area Character Appraisal and Management Strategy (CACAMS) which set out the main criteria for any redevelopment. They identify key buildings which it would desirable to retain (including the entrance block, refectory block and men's dormitory) and seek a design, form and composition of new buildings which respect the Conservation Area, a mix of uses on the site, and a pedestrian-friendly development with public open space with safe connections through and beyond the site.

The adopted housing policies generally encourage redevelopment and infilling to help meet the demand for dwellings suitable for small families, single persons, the elderly (AH5). The relevant Local Plan policy AH2, related to housing development by way of infilling and redevelopment, expects development to be designed so that its appearance, character and scale create a pleasant place in which to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout; no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or open amenity space; adequate access and parking arrangements and accordance with adopted standards (in this case the Council's DC Standard No. 2 'Space Around New Dwellings and Flats' 1996).

Government policy in PPS3 encourages best use of urban land for housing development, particularly affordable housing, and a mixture of types to create a balanced community. It has recently been amended by the new Government to delete the reference to a minimum requirement of 30 dwellings per hectare.

Assessment of the amendments

The majority of the amendments are very minor and have little impact on the overall character or appearance of the development, or on preserved trees or neighbouring occupiers.

The changes to the finished floor levels have required further consideration due to the potential impact that taller buildings on the site may have. Of greatest prominence are those dwellings on the site frontage, with the ridge height of Plots 1 and 2 (which were previously shown as stepped) being brought to the same level, resulting in an increase in height of Plot 1 of 0.55m. However, such an amendment does not result in the overall ridge height of the pair being increased and the visual impact of such a change is not considered to be significant.

Block 1 on the frontage remains at the same ridge height while Plots 26 and 27 adjacent to the converted Lodge buildings are to have their ridge heights

lowered by 0.6m. The visual relationship with Plots 24 and 25 to the east is improved by the stepping down of the ridge of Plot 25.

Block 2, which sits behind Block 1 in to the site on lower ground, is increased in height by 0.45m in order to ensure level access on the pathway that runs between Blocks 1 and 2 for the purposes of achieving Lifetime Homes and Sustainable Homes Standards. In order to reduce the visual impact of this increase the finished floor level has been set 0.3m below Block 1 while the pitch of the roof has also been changed slightly. Block 2 is set back further into the site and the impact of this increase in height is not considered to be harmful.

Elsewhere throughout the site there are minor changes in heights which are not considered to be significant and which will not harm the residential amenities of those occupiers which abut the perimeter of the site or the visual character of the development as a whole.

Recommendation

That the amendments are approved, as detailed in the application and shown on the following plans:

Drawing No. SK90 Rev A (Level Exercise Site Layout) date stamped received 9 August 2010
Drawing No. SK91 (Levels Exercise Elevations 6 & 7) date stamped received 9 August 2010
Drawing No. SK92 (Level Exercise Elevation 12) date stamped received 9 August 2010
Drawing No. SK93 (Level Exercise Elevations 1, 5 & 10) date stamped received 9 August 2010
Drawing No. SK94 (Level Exercise Elevation 4) date stamped received 9 August 2010
Drawing No. SK95 Rev. A (Level Exercise Blocks 1 and 2) date stamped received 7 September 2010
Drawing No. SK96 (Revised Elevations for Plots 24 & 25) date stamped received 9 August 2010
Drawing No. 503 Rev. B (Highway Works Licence) date stamped received 9 August 2010
Drawing No 510 Rev P2 (Refuse Tracking) date stamped received 9 August 2010
Drawing No. 200 Rev. P5 (Road Layout) date stamped received 9 August 2010
Drawing No. 300 Rev. P9 (Levels Layout Sheet 1 of 3) date stamped received 7 September 2010
Drawing No. 301 Rev P6 (Levels Layout Sheet 2 of 3) date stamped received 9 August 2010
Drawing No. 302 Rev P6 (Levels Layout Sheet 3 of 3) date stamped received 9 August 2010

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Drawing No. 4100 Rev. C (Proposed Site Plan) date stamped received 7 September 2010
Schedule of Gable Window Removal date stamped received 9 August 2010

Case Officer Peter Barnett Date 7 September 2010

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