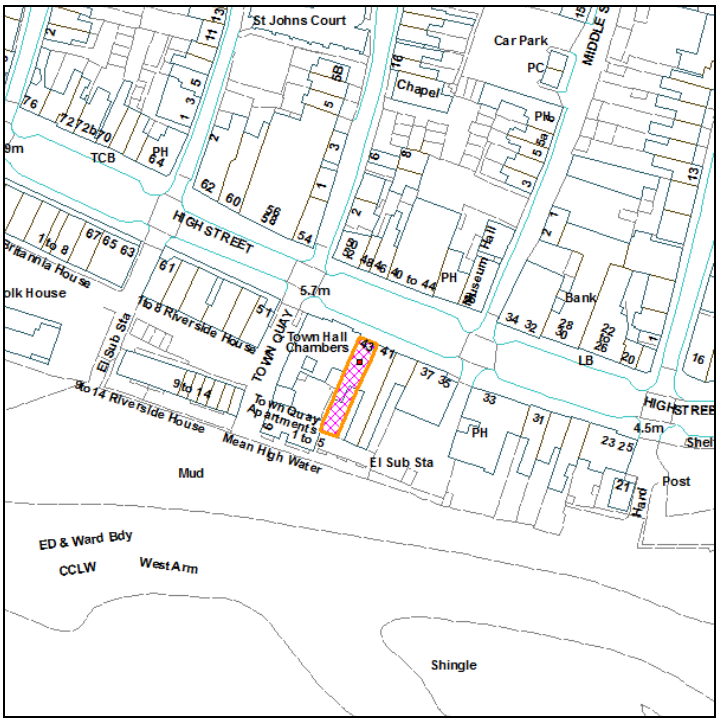
Application Number: AWDM/1924/19 **Recommendation – APPROVE**

Site: **43 High Street, Shoreham**

Proposal: **Demolition of existing single storey rear extension and construction of 3.5 storey rear extension to provide extended ground floor retail floorspace, plus 2no. studio flats at first floor level, one flat including rear balcony. Conversion of second floor and roof space of existing building to provide a further 2no. one bedroom flats with dormer windows to rear, one flat including rear balcony at second floor level. New shopfront to include separate access to proposed flats. Storage for flats to be included at ground floor level. Restoration of front elevation of existing building including new sash windows. ((Revisions - revised balcony design and introduction of photovoltaic panels onto roof of rear link addition))**

Applicant: Mr and Mrs Woolf Ward: St Mary's
Case Officer: M. O'Keeffe



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

This application relates to a mid-terraced, three storey building on the south side of Shoreham High Street within the town centre and Shoreham conservation area. This area is made up of shops, restaurants and other commercial uses with residential above in most cases. The High Street is heavily trafficked and is an identified Air Quality Management Area. The site is also within the Shoreham Heat Network area.

The rear site boundary faces the river but does not extend to the riverside walkway. Nos. 39-41 to the east, Tosca's restaurant, own most of the land bounding the riverside walkway. This walkway is also within the conservation area.

On the site at ground floor is a soon to be vacant betting office and there is a vacant two bedroom maisonette on the two upper floors accessed from a rear staircase. The building has a shallow pitched roof behind a front parapet, typical to the terrace in which its sits. Tosca's, to the east, is a double fronted restaurant also with a maisonette on the upper floors (no. 41) with rear access. Tosca's restaurant is in the process of being extended along the riverside walkway to create a two storey link detached addition with upper floor dining space and storage beneath. Due to the drop in ground level from front to back High Street dining space is at raised ground floor level at the rear. The large flat roof area at 41 has extensive ventilation across it as well as a detached outbuilding used by staff for storage purposes, lockers etc. Further east, at No. 39 are two flats on the upper floors with a two storey (1st and 2nd floor extension to create living rooms with balconies overlooking the river, to each flat. Beyond the terrace to the east is the Crown and Anchor pub with beer garden to rear.

To the west is the Grade II listed Old Town Hall. It has a 2 storey façade and is used as a restaurant on the ground floor with office accommodation above over 2 floors. At the rear is The Annexe, a later 4 storey extension to the old Town Hall. This flat roofed and used as office accommodation. There is also a 2 storey flat roof rear extension to the listed building closer to the site boundary.

In the mid 1980's planning permission was approved for a further extension to provide a four storey block of flats fronting the river, with garaging at ground floor, Town Quay Apartments. One of the garages is now office space.

Planning permission is sought to extend the roof of the original building with a rear dormer and to covert the existing upper floors into two flats. The existing ground floor rear extension is to be demolished and replaced with a three storey rear extension with a dormer roof extension to create a larger commercial unit and a further two flats with balconies. Principal access to the flats will be from the front with the introduction of a separate entrance into a new shopfront. Secondary access will also be available from the rear where refuse storage and individual storage for each flat is also provided. New timber sash windows together with replacement timber sash windows in the front elevation are proposed together with a new timber shopfront.

This application follows a refusal in October last year for a larger development to create 6 flats, AWDM/1152/19 refers.

This original application was accompanied by a Heritage Statement, Acoustic Report, Air Quality Impact Report, Flood Risk Assessment and an Overheating Assessment. In late January an Energy Statement was submitted which recommended the introduction of photo voltaic panels on the roof of the link extension. Otherwise the revised plans received correctly plot the development in relation to neighbouring developments and revise the design of the balconies to square them off to minimize intrusion.

This application has been called to committee by Councillor Collins.

Relevant Planning History

AWDM/1152/19 - Demolition of existing single storey rear extension and construction of four storey rear extension to provide extended ground floor retail floorspace plus 3no. studio flats with rear balconies. Conversion of upper floors of existing building to provide a further 3no. studio flats including extension to existing roof to form mansard roof with dormer windows to front. New shopfront to include separate access to proposed flats. Storage for flats to be included at ground floor level. Restoration of front elevation of existing building including new sash windows. Refused 8.10.19

SU/382/77 – Galvanised steel stair and balustrade to provide access to first floor flat. Granted 13.10.77

Consultations

West Sussex County Council Highways:

The LHA were consulted on a similar application at this site for the demolition of rear extension and construction of four storey rear extension to expand existing retail space on ground floor and provide a total of 6 flats to upper levels. The LHA raised no highway safety concerns however the application was refused on separate grounds by the LPA. No vehicular access currently serves the property and no alterations to this arrangement are proposed. As such, the applicant proposes a nil parking provision for the proposed dwellings.

Under the WSCC Car Parking Guidance (adopted August 2019), four car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The LHA appreciate the sustainable nature of the site, within close proximity of a variety of local shops and services, including bus stops and Shoreham-by-Sea train station. The LHA would anticipate a minimum of 2 communal cycle storage spaces for a development of this size and location. The plans indicate that the proposed storage units for each dwelling would provide sufficient space for the storage of one cycle per dwelling. However, it is acknowledged that the applicant intends to market the proposed dwellings towards disabled residents. The LPA should consider whether it is appropriate to condition secure and covered cycle storage in the event that the dwellings are not marketed towards disabled residents.

No highway safety concerns would be anticipated as result of the proposed extension to retail floor space or extensions to provide a net total of three additional flats.

As there is currently retail use to the ground floor and one (albeit vacant) flat on the first and second floor, I imagine that this has been/is being serviced by refuse vehicles currently – I am unclear whether it is currently served by the Local Authority waste collection, or a private company. As stated in the D&A Statement, should the Local Authority not wish to collect waste from this site due to distance, a private company could be employed to do so. As the D&A statement states, private companies currently service other businesses within High Street, therefore I would not have any highway safety concerns regarding this.

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 109), and that there are no transport grounds to resist the proposal.

In terms of a construction management plan, I would advise that the following be added as a condition.

Construction plant and materials
No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
Reason: To avoid undue congestion of the site and consequent obstruction to access.

Environmental Health

I am satisfied that the glazing and ventilation schemes to protect the development from noise and overheating are sufficient, and I would ask that any permission be subject to these schemes being implemented.

Ventilation is being provided by a HVAC (Heating,Ventilation and Air Conditioning) system. Noise from the new fixed building service plant, which will include external plant associated with this system has been covered in the acoustic report.

"At this stage in the design of the Development, specific fixed building services plant details are not sufficiently developed to undertake noise predictions to determine the significance of the likely effects (e.g. the type, number and configuration of plant are not known). Consequently, suitable plant noise emission limits have been set based on surveyed background (LA90) noise levels and the plant noise requirements of AWC. The aim of this is to control fixed building services plant to an acceptable level as not to prejudice the noise climate and amenity of local people living and working in the area."

The noise limits for this plant are set out in Section 6 of the acoustic report.

As discussed you would like to ensure that this plant is sympathetically located and I would need to know that once the location has been agreed with yourself that the above noise limits can be achieved.

Should we ask for this information now or do you think a suitably worded condition would be better. Depending on the positioning and the number of units required, it may be necessary to provide an enclosure to mitigate the noise. Knowing the positioning is vital to assessing and mitigating the noise impact from this plant.

Technical Services

'Flood risk- The application is within flood zone 3. All residential units are proposed above maximum predicted flood levels. I therefore have no objection to the proposed development.

Surface water drainage- the application will not increase impermeable area, I therefore have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations. If a new discharge through the flood defences is required consent must first be obtained from the Environment Agency.'

Planning Policy

Latest comments

'Securing the air source heat pump through condition is a solution. The heating hierarchy in the energy SPD would give preference to a communal system over individual pumps. However, either should demonstrate a saving in CO2 over individual gas boilers.'

Initial comments

'The energy statement doesn't follow the format suggested in the SPD. I have completed the table from the template and attached for your information. I have arrived at slightly different percentage reductions from the submitted statement.

Step 2: There is a 3% reduction on a baseline scheme compliant with building regulations. This submitted statement states that there is a 4% reduction, but this does not match the consumption and CO2 emissions figures provided. The SPD strongly encourages development to achieve a 19% reduction on the baseline scheme through energy efficiency measures. The proposed development does not meet this.

Step 3: There is no reduction in energy consumption or CO2 emissions from energy efficient supply (heating). The heating system has not been selected in accordance with the heating and cooling hierarchy in the SPD. Individual gas boilers are the least preferred option for both the system and technology. As there is no existing heat network, the most appropriate selection would be building wide heating and air source heat pumps. This option has not been adequately investigated in the statement. No evidence of the noise assessment or the need for acoustic screening has been submitted.

Step 5: The proposed solar PV will meet 11% of predicted energy demands (after energy efficiency measures). This slightly exceeds the policy requirement of 10%. The statement does not include the additional information listed on p.42 of the SPD for solar PV. This information should be provided and details agreed before any work commences.

In summary:

- *There are a number of calculation errors in the statement which should be corrected.*
- *There is a modest improvement on building regulations through fabric energy efficiency.*
- *There is no improvement through energy efficient supply. The proposed conventional gas boilers are not consistent with the heating hierarchy in the SPD. Further information should be requested to justify not installing air source heat pumps.*
- *The proposed solar PV will meet 11% of predicted energy demand of the scheme (after efficiency measures). This is compliant with Policy 19 of the local plan. However further information should be requested (as set out on p.42 of the SPD).'*

Environment Agency

*'We have reviewed the application and have **no objection** to the proposed development as submitted.*

Advice to Local Planning Authority/Applicant

Flood resistance and resilience
We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. The following documents may also be useful:
Department for Communities and Local Government: Preparing for floods
http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf
Department for Communities and Local Government: Improving the flood performance of new buildings:
https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings

Flood warning and emergency response
We do not normally comment on or approve the adequacy of flood emergency response procedures 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 covered by our flood warning network.

The planning practice guidance (PPG) to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the PPG.

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit https://www.gov.uk/sign-up-for-flood-warnings. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings

can also save lives and enable the emergency services to prepare and help communities.

For practical advice on preparing for a flood, visit https://www.gov.uk/prepare-for-flooding.

To get help during a flood, visit https://www.gov.uk/help-during-flood.
For advice on what do after a flood, visit https://www.gov.uk/after-flood.

Council's Emergency Planner: *No objection*

Southern Water Services:

'It appears that the developer is intending to build over to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water.

However, under certain circumstances building over a sewer may be allowed. The conditions associated with the build over to a sewer are contained in Southern Water guidance notes which are available at: www.southernwater.co.uk. A formal application to build close/over to the sewer will required to be submitted by the applicant.

In order to protect public sewers, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public sewers.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link

https://beta.southernwater.co.uk/infrastructure-charges.

The Council's technical staff and the relevant authority for land drainage consent should comment on the adequacy of the proposals to discharge surface water to the local watercourse.'

Adur District Conservation Advisory Group: *'No objection.'*

Representations

Six objections received, 5 from Town Quay Apartments and one from the freeholder of No. 41, summarized as follows:

- Latest elevation plans showing old town hall inaccurate and misleading in the Town Hall's scale.
- Cramped, too tall, overdominant, overbearing
- Harmful to listed old Town Hall
- No parking
- Likely congestion in the High Street during the build and afterward
- Loss of privacy, noise and disturbance from proposed balconies. Balconies should not project beyond the wall of the Town Hall extension.
- Noise from the Crown and Anchor pub garden will be unneighbourly for future occupiers
- Poor air quality for future occupiers. Air conditioning will not fully overcome air pollution problem. Development is likely to increase the air pollution problem.
- Existing problems with the sewers, not addressed.
- Tree in rear yard must be retained. Only tree between the two bridges on this side of the river and home to birds and enjoyed by residents.
- Front flats only have windows that face the most polluted street in West Sussex
- Described as for wheelchair uses but bedrooms accessible by spiral stair? Bins and storage via steps?
- Proposed bins located outside flat 1 Town Quay spoiling view and resulting in likely nuisance from noise and smells.
- Rubbish will have to be collected by a private contractor at a cost. What if tenants refuse to pay?
- Harm to No. 41, boxed in, loss of light to terrace. Staircase window will overlook terrace at 41

Councillor Arnold supports Town Quay objections: *'I struggle to see any real material change from the previous application. I could never support such an overly ambitious amount of residential overdevelopment in such a small space. Additionally, my objections are still there regarding the width of any emergency vehicle access around the back to tackle fire/emergency around the back of the potential new properties*.'

One letter of support received from East Meadway:

'This reduced scheme will enhance this section of the main road. With new shopfronts being installed to some existing units on the south side this new frontage can only improve this section.

There are too many empty units at present and regeneration is required in the near future.'

Relevant Planning Policies and Guidance

Adur Local Plan 20171, 2, 11, 15, 16, 17, 18, 20, 22, 33, 34, 35 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats';
Sustainable Energy SPD (August 2019)
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
Planning Contributions for Infrastructure Provision (ADC 2013)
Design Bulletin No.1 'Trees and Landscaping' (ADC 1996)
Design Bulletin No.2 'Shopfronts' (ADC 1996)
Design Bulletin No.4 'Shopfront Security' (ADC 1996)
Shoreham Harbour Joint Area Action Plan 2019
'A Strategy for Shoreham Renaissance' (ADC 2006)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)
Circular 04/07 'Tree Preservation Orders: A Guide to the Law and Good Practice' (DETR 2000)
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The principle of development can be supported as this is a brown field site in Shoreham town centre. Of primary consideration are the impacts of the proposals on the adjoining Listed Building and wider conservation area, neighbour amenity, highways and waste management, future occupiers living conditions, the sewer system and the single tree within the site.

The previous application was refused for the following reasons:

1. The scale, design and proximity of the proposed extensions will be harmful to the setting of the adjacent listed building and to the appearance of Shoreham Conservation Area. The application is therefore contrary to policies 15, 16 and 17 of the Adur Local Plan and the relevant paragraphs of the National Planning Policy Framework.

2. The development provides cramped and substandard accommodation and fails to provide cycle parking or accessible refuse storage resulting in an unsatisfactory living environment for future occupiers. It is therefore contrary to policy 20 of the Adur Local Plan, the Technical Housing Standards 2015 - DCLG, and the National Planning Policy Framework.

3. The scale, height, proximity and design of the proposal will have an unacceptable impact on adjoining occupiers due to an overbearing impact, overlooking, loss of outlook and loss of light. The proposal is therefore contrary to policy 15 of the Adur Local Plan and the National Planning Policy Framework.

4. The application fails to demonstrate that future occupiers will not be exposed to poor air quality, excessive noise or overheating, to their detriment. The development is therefore contrary to policies 15 and 34 of the Adur Local Plan and the National Planning Policy Framework.

Listed Building/Conservation Area

The proposal has been reduced in scale since the refusal last Autumn. In terms of the original building the main roof is no longer to be replaced with a mansard. Instead a rear dormer extension set well within the roofspace is proposed and a rear rooflight. From the High Street the appearance of the building will not change greatly. The proposed changes to the windows and shopfront to timber will enhance the appearance of the frontage. Sash window infills in the 'blind' windows will have a neutral impact. The rear dormer in the original roofslope is modest relative to the overall scale of the roof and is therefore acceptable.

The scale of the main rear extension has been reduced. It is 2.1 metres less deep. The roof has a more traditional pitch and includes a rear dormer set within it. It is no longer mansarded and does not include a roof level balcony. The reduced depth still abuts the boundary with the listed building, Chambers restaurant, but extends only 1.6 metres beyond its extended two storey rear wall. This proximity is considered to be acceptable. The extended rear elevation of the listed building is of less significance to its listing and the revised proposal will cause less than significant harm. On balance the benefit of creating these additional flats outweighs any harm caused.

From a conservation viewpoint the High Street frontage will be improved with the alterations to the shopfront and timber sash window replacements. Otherwise the front

elevation will be unchanged. At the rear of this terrace various additions, of differing scale and design have been added. The riverside walkway has been enhanced with the sea defence alterations. It is considered that this extension will enhance the appearance of this rear elevation and give the site a more appropriate 'frontage' adjoining the improved riverside.

Residential amenity – effect on existing dwellings

Above Chambers restaurant are offices. A small dining terrace in an elevated position on the boundary with the site will be enclosed on its east side by the extension. It is not considered that this is sufficient reason to withhold planning permission.

No. 41, to the east, has a flat at first and second floor level. This flat has a small rear porch extension at first floor rear and a detached outbuilding on the flat roof immediately outside this rear porch extension. At first floor level the flat has a bathroom window closest to the site boundary and a kitchen window beyond with their 'front' door between the two. The second floor window is to a bedroom with a living room and bedroom facing the High Street on the respective floors.

The proposal will extend 10.5 metres from the original rear wall of No. 41. The extension will reduce the light received to these rooms, especially afternoon sun and at the scale involved will be overbearing. However, the kitchen and bathroom windows are obstructed by the porch and outbuilding already. The second floor window will continue to receive light and outlook from the east and south. The flat roof itself is in part used as a roof terrace for the residential occupiers of 41a. Their outlook and light from the south and east will not be affected. The proposed three storey extension does not extend the full depth of this terrace and so afternoon sun can still be received to part of it. No flank windows are proposed in the addition and so no overlooking will occur.

No. 39, further east, has been extended with a much more modest two storey rear extension (first and second floors) to extend the living rooms of both flats. This extension also includes rear balconies. The rear flat roof at 39 is used as a roof terrace.

The extension proposed will be 7 metres deeper than the upper floors at No. 39, excluding the balconies. 5.5 metres separates the site to 39. It is not considered that at this distance an overbearing impact will occur. Adequate light and outlook will continue to be received from the south and east and over the roof of the extension proposed.

Town Quay Apartments have a riverside frontage and are arranged in an 'L' shape around a courtyard behind the listed building. All residential accommodation is at first to third floor level with garaging at ground floor, other than 1 garage which is now occupied as an office.

The upper floors of the proposed extension will extend 1.6 metres beyond the extended rear wall of the old Town Hall. The main rear wall will be 3 metres behind east facing bedroom windows in Town Quay and 10 metres from them. Proposed balconies will

also not be directly in front of them. These balconies have been revised to be square to ensure the obscure glazed end panels are effective in limiting opportunities for overlooking. Also at Town Quay there are bathroom and landing windows facing north 6 metres off the shared boundary. Living rooms in Town Quay face the water.

In the east wall of Town Quay on the site boundary are kitchen windows. The upper floors and balconies are at least 8 metres back from these windows. Flat 1 is at first floor level and its kitchen window is in the side wall which faces the end of the site. This area is shown to be the bin storage area for the development and for secondary access purposes to storage areas for each flat. There are already 4 bins stored in this rear yard. Some additional disturbance may occur to residents of the flats at Town Quay due to the proximity of this secondary entrance and bin storage area but it is not expected to be excessive as only three additional units of accommodation are being created. In this mixed town centre, urban environment some noise is to be expected. A small roof could be added to the nearest bins if odour was likely to be a nuisance.

Residential amenity – for proposed dwellings

The first floor flats are studio flats with shower rooms. Each has a floor area of 38 sqm which meets the minimum floorspace required by the DCLG's technical housing standards of 2015. The one bedroom maisonettes, 2nd floor accommodation and roofspace flats, all also comply with the relevant minimum floorspace standard of 58 sqm. Each unit has built in storage with additional storage for each flat shown in the rear yard.

The site is within an Air Quality Management Area and the High Street has been identified by DEFRA as an area severely affected by traffic noise. The rear of the development, overlooking the river, is affected by mechanical noise from the kitchen extract and ventilation systems of the neighbouring commercial units and from customers of the Crown and Anchor pub using the beer garden.

The Environmental Health Officer has advised that he is satisfied with the glazing and ventilation schemes to protect the development from air pollution, noise and overheating.

The proposed ventilation system is a HVAC (Heating, Ventilation and Air Conditioning) system. Noise from the new fixed building service plant, which will include external plant associated with this system, has been covered in the acoustic report and noise limits set. However, the specifics of this plant, including location, are unknown at this stage. It will have to be located to achieve the standards set in the report to avoid nuisance to future occupiers and residential neighbours. It will also need to be sympathetically located to avoid any aesthetic impact, notwithstanding the existing plant on the rear of this terrace. Details of the plant are covered by a pre-commencement condition agreed by the applicant.

Sustainable and resource efficient buildings

The site falls within the Shoreham Heat Network area and as such an Energy Statement is required for this development in accordance with the Supplementary Planning Document adopted in August 2019. An oversight at validation stage meant this study was only requested over the Christmas period and received at the end of January.

An assessment of the study concludes that it does not follow the format of the SPD. It also does not achieve a minimum 19% reduction on the baseline scheme through energy efficiency measures. The study reports a 4% reduction. Planning Policy's assessment of it is that it is actually only a 3% reduction, compliant with Building Regulations.

Having initially not set any reduction in energy consumption or CO2 emissions from energy efficient supply (heating) the applicant has subsequently given a commitment to using an Air Source Heat Pump, communal or individual, for heating instead of gas boilers. A communal system would be preferred. Again a pre-commencement condition to secure the specific details of this system is recommended having been agreed with the applicant.

The proposed solar PV will meet 11% of predicted energy demands (after energy efficiency measures) which slightly exceeds the SPD requirement of 10%. They are shown to be located on the flat roof of the rear link extension. In this position they are unlikely to be very visible to immediate neighbours or from distant views.

Highways

The site does not provide car parking. The absence of car parking is not significant as this site is in a highly sustainable location with bus routes east and west outside the site and the train station within in easy walking distance. Cycle parking could be provided in the individual rear stores. Fewer cars in an AQMA is preferable where good alternative transport links exist.

Highways are not objecting to the refuse arrangement proposed this time. They advise that if the Local Authority refuses to collect from the site a private company will do so. They do wish to see a construction management plan to minimise disruption to neighbours, neighbouring businesses and the highway network.

Flood risk

The Environment Agency has confirmed they have no objection to the proposal. All residential accommodation is at least at first floor level.

Tree

A tree in the rear yard will be lost as a result of this development. Town Quay residents are keen to see it retained. It is not a protected tree and of no special merit otherwise. Its loss is regrettable but not a justification to withhold planning permission in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Samples of Materials
4. Details of all new windows including new shopfront
5. Compliance with air quality statement, acoustic statement and overheating assessment
6. Details of all plant associated with ventilation/pv's – siting, appearance, noise outputs
7. Details of air source heat pump/s
8. Construction management plan
9. Details to protect public sewer
10. Details of roof for bin enclosure
11. Details of balconies and screens.

9th March 2020