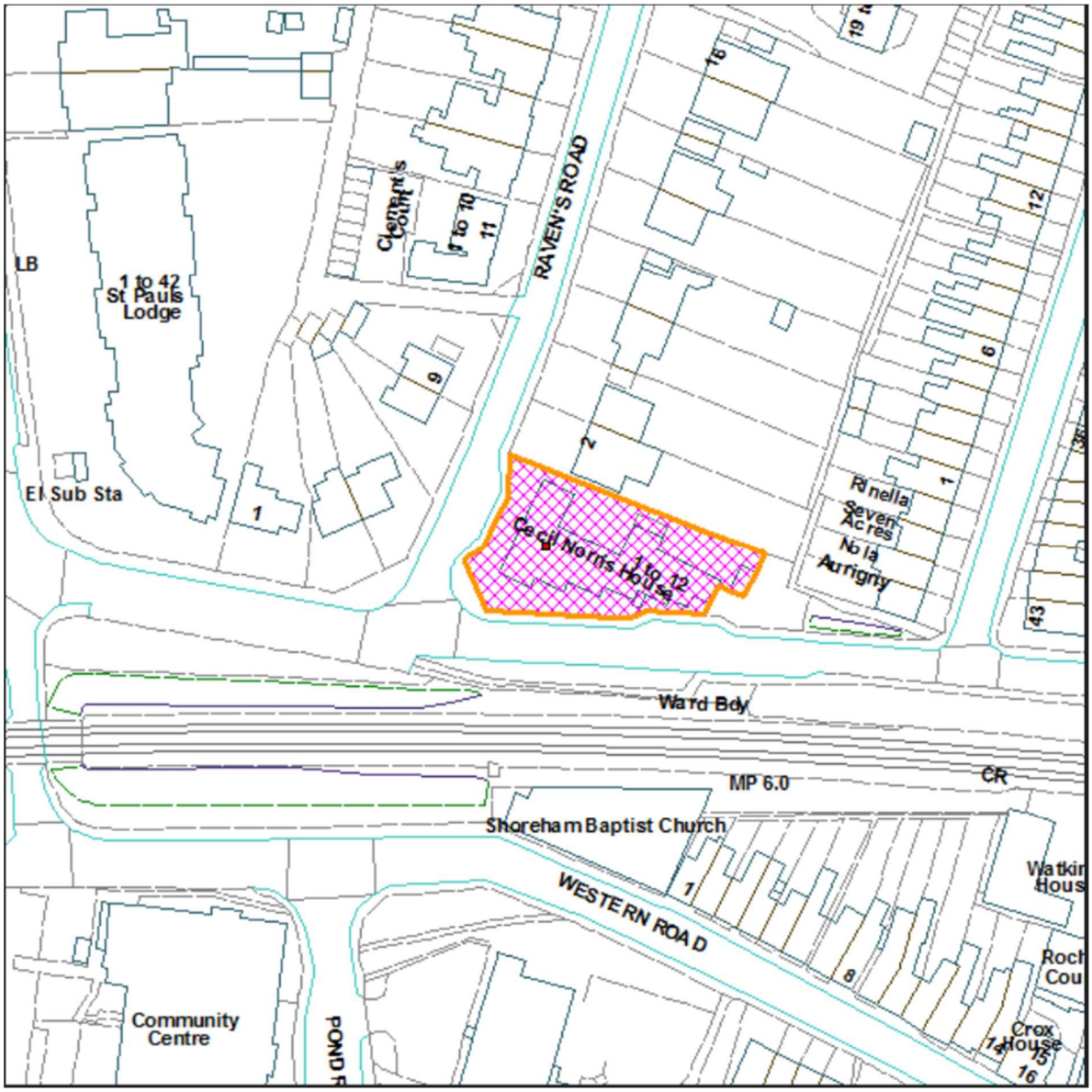
Application Number: AWDM/2015/20 **Recommendation – APPROVE**

Site: **Cecil Norris House, 2A Ravens Road, Shoreham-By-Sea**

Proposal **Application to vary conditIons 1, 12 and 13 of previously approved AWDM/1742/18: Amendments: A gantry has been added to provide access to the roof; Rainwater downpipes have been added to drawings; the main entrance lobby has been set back in the south elevation; glazing to the entrance lobby and stairwell has been simplified and reduced; glazed side of the hall is no longer present; rooflight over the entrance lobby has also been reduced; dimensions of the bike and bin store have been reduced and are now proposed to be timber clad rather than brick; minor amendments to the fenestration in the west elevation; Transoms have been added to some of the windows in the north elevation; High level windows in the north elevation are now openable to a maximum of 100mm; Windows to the ground floor in the northern elevation will now be clear glazed; The reglit wall previously proposed in the northern elevation has been removed and replaced with smaller, traditional windows; The terrace and balconies at the south-west corner of the building have been reduced; The green wall previously proposed to part of the north elevation has now been removed; Solar panels in place of green roof on the western part of the building.**

Applicant: Mr Jake Lock, Ward: St Nicolas
Adur District Council
Agent: Mr Martin Carpenter
Case Officer: Gary Peck



Not to Scale

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Proposal, Site and Surroundings

This application seeks amendments (as outlined in full in the application description above) to the permission granted under reference AWDM/1742/18 for the demolition of the previous building known as Cecil Norris House and its replacement over 3 levels with 5 x 1 bed flats and 10 x 2 bed flats. The previous permission is in the process of being implemented, having been under construction for some time, but as the development has progressed, a number of changes have been proposed which collectively require a new permission, which is the subject of the application.

The application is a ‘major’ development and has been submitted on behalf of the Council and therefore needs to be brought to the Committee for consideration.

It is understood that the previous building on the site was built in the early 1970s and consisted of 12 studio flats and 1 x 2 bedroom flat. There was also a guest room, laundry and lounge. The building was demolished in 2019, having been vacated by residents the previous year..

The application site itself is outside of the Conservation Area, but immediately borders it on the southern side and eastern sides. Ravens Road itself to the north is not within the Conservation Area, but further to the west, Southdown Road is also within the Conservation Area.

Across the road, to the south of the site, is the railway line and Shoreham-by-Sea train station is about 150 metres to the east of the application site. To the east are terraced properties in Queen’s Place. To the west, across Ravens Road, are residential properties, 2 semi-detached pairs and a single dwelling being closest to the application site. Further to the west is St Paul’s Lodge, a 3 storey building set back from the road in line with the immediately surrounding pattern of development.

As noted by the Committee during the consideration of the previous application, to the north is the property most clearly affected by the development, 2 Ravens Road. This is a 2/3 storey residential dwelling with a large dormer in its roofslope facing south across the site as well as a single storey extension on its southern side partly containing a dining room with rooflights in its roof. The property also has patio doors and a conservatory with windows facing both east along the garden and south towards the application site. As the properties in Ravens Road have much longer rear gardens than those in Queen’s Place, the rear garden of number 2 runs almost the whole length of the northern boundary of the application site (a very small part is also shared with a property in Queen’s Place), and the gardens in the properties beyond to the north are also of an equivalent length.

It is understood that the applicant has been in dialogue with the occupiers to discuss the alterations proposed under this application prior to its submission.

Relevant Planning History

AWDM/1742/18: Demolition of existing building and construction of new building consisting of 5 x 1-bed flats and 10 x 2-bed flats over 3 levels, with associated parking, cycle and bin storage and landscaping - granted permission in 2019.

AWDM/1232/20: Application for a non-material amendment to previously approved AWDM/1742/18. Amendments: Omit the Reglit glazing to the first floor and replace it with windows and smoke vents, a requirement by Building Control. Installation of transoms to windows with obscure glass up to 1700mm above FFL. Truncated windows receive no obscured glass as facing east and west. Windows are openable and on 100mm restrictors. External access ladder.added to provide access to the roofs. The bin and bike store has been amended from a brick structure to a horizontal timber clad

lightweight structure. **Application refused** on the grounds that the proposed alterations to the obscure glazing of the windows has the potential to impact upon the amenities of neighbouring properties and therefore is not considered appropriate to consider under the non material amendment procedure.

Consultations

No comments received

Representations

No comments received

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Relevant policies include 1, 2, 3, 11, 15, 17, 18, 20, 21, 22, 28 & 30 & 34.

Development Control Standards – Space Around New Dwellings and Flats

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG)

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

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

The principle of development has been established by the grant of the previous permission and therefore the main issue in the determination of the application is whether the proposed changes are acceptable in terms of their impact upon the visual character of the area and the amenities of neighbouring properties. The changes are assessed below:

i) *A gantry has been added to provide access to the roof for maintenance purposes.*

This is one of the elements of the proposal that will have the most visual impact as a set of access ladders will now be visible which did not form part of the proposal. However, it is not considered so detrimental to warrant a refusal and, as explained below, there are now solar panels on the roof which are required to be adequately maintained by planning condition and therefore access to the roof will be necessary.

ii) *The green wall previously proposed to part of the north elevation has now been removed*

The reasons given for this alteration are:

- *A north facing elevation significantly limits the options to introduce a green wall such that the only realistic option is ivy.*
- *There are well known damage and maintenance issues surrounding ivy climbing on existing walls and therefore a structure/mesh would need to be installed for the ivy to grow on and this would need to be a minimum of 1m from the wall. Furthermore, two storeys is regarded as a substantial area to achieve successful coverage for climbing ivy.*
- *The installation of such a mesh would bring the elevation closer to the adjoining property to the north and this would be likely to have some impact on levels of light and general amenity to the adjacent occupiers.*
- *The retention of the existing light coloured brick across the northern elevation will reduce the visual impact of the building in views from the adjacent property compared to darker ivy planting.*
- *The green wall only occupied part of the northern elevation and was not required to make the scheme acceptable in terms of sustainability. Therefore, its removal is not considered to have a significant or negative impact on the development.*

Your Officers consider that this will result in an improvement to the amenities of the neighbouring property to the north, the effect of the development upon which was the main issue in the consideration of the previous application. Whilst there are alternatives to Ivy for north facing green walls, it is recognised that other plant species will require greater maintenance and there are likely to be cost implications replacing plants that die. In wider visual terms, because the proposed green wall was proposed on the northern elevation it would have little effect on the appearance of the development from public viewpoints and hence the impact upon the neighbour weighs in favour of the proposed change.

iii) *The green roof on the western part of the building has also been removed but there are now solar panels on this section of roof which will achieve the same level of benefits in terms of sustainability for the proposal.*

Further to ii), it is considered that any concern regarding a perceived reduction in the sustainability of the building is overcome by the addition of solar panels which seem an obvious solution given the nature of the approved building. Such panels have been similarly used on the Shoreham Centre for example and are considered acceptable.

iv) *The main entrance lobby has been set back in the south elevation which results in a minor reduction in the footprint of the building. The glazing to the entrance lobby and stairwell has been simplified and reduced; the glazed side of the hall is no longer present so is not visible in the eastern elevation. The rooflight over the entrance lobby has also been significantly reduced in both profile and size.*

This is a minor change that will be barely discernible in wider visual terms and given it results in a small reduction to the footprint of the building, it is not an alteration that could be considered to have a materially adverse impact on the development.

v) *The lift shaft on the roof is slightly wider and slightly lower than previously proposed.*

A lift shaft formed part of the previous approval and the overall effect of the altered dimensions will again be hardly discernible from the public viewpoint and accordingly no objection is raised.

vi) *Windows to the ground floor in the northern elevation will now be clear glazed as the 2m high boundary wall provides screening to ensure there is no overlooking of neighbouring properties from the ground floor windows.*

The previous permission required obscure glazing in all of the windows on the northern elevation. However, now that the boundary wall has been agreed, it is clearly sufficiently high for the windows in question to be only facing this fence and therefore there is no further requirement to obscure glaze them. This will benefit the future occupier of the rooms in question.

vii) *The reglit wall previously proposed in the northern elevation has been removed and replaced with smaller, traditional windows. This will reduce light spillage from the building.*

There was no objection to the reglit wall previously proposed which allows light to enter the proposed dwellings, but as this was on the northern elevation towards the neighbouring residential property, if the required degree of light can be achieved via smaller windows, which would be of an appearance more in keeping with the surrounding area, then your Officers consider it is an alteration which can be supported.

vii) *High level windows in the north elevation (those more than 1700mm above floor level) are now openable to a maximum of 100mm. The top half of the truncated windows are also openable to a maximum of 100mm. This is required for ventilation purposes as the mechanical ventilation to the building is no longer proposed.*

The previous non material amendment application was refused because an amount of clear glazing was proposed to some of the windows in question. It is important to maintain a balance between protecting the amenities of neighbouring properties and allowing suitable ventilation to occupiers of the rooms in question and it is felt that this limited opening to the higher parts of the windows, which will therefore prevent any overlooking of neighbouring properties and gardens is considered to be an acceptable solution. From

a sustainability point of view providing natural ventilation is far better than having to rely on mechanical ventilation.

viii) *The terrace and balconies at the south-west corner of the building have been reduced so that they no longer wrap around the corner of the building but extend only to the south.*

This is considered a minor change to which there is no objection

ix) *The dimensions of the bike and bin store have been reduced (whilst still providing the required amount of storage internally) and the elevations are now proposed to be timber clad rather than brick.*

It is not uncommon for bike and bin stores to be timber clad and it is not considered essential for it to match the main building in terms of brick material given it is situated to the side of the building and accordingly there is no objection to the change.

x) *Rainwater downpipes have been added to the elevational drawings/Transoms have been added to some of the windows in the north elevation.*

These are both considered very minor alterations to which there is no objection.

Conclusion

It is considered that the alterations are minor and will help facilitate the provision of much needed affordable housing. Accordingly, it is recommended that the application is approved.

Recommendation

GRANT permission subject to the following conditions:-

01 Approved Plans

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

Reason: *To provide car-parking space for the use.*

03 No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwellings have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

04 No part of the development shall be first occupied until pedestrian visibility splays have been provided either side of the proposed car parking spaces in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: *In the interests of road safety.*

05 The drainage strategy shall be implemented in accordance with the details contained in the email from Andrew Keen, HOP Consulting Civil and Structural Engineers dated 19 January 2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: *To ensure an adequate drainage strategy for the site.*

06 The development hereby permitted shall provide 100% affordable housing in accordance with the approved scheme and shall meet the definition of affordable housing in the National Planning Policy Framework or any future guidance that replaces it.

Reason: *To address the specific need for affordable housing as set out in the Adur Local Plan 2017.*

07 The development hereby permitted shall not be occupied until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

08 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the northern elevation of the building.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

09 No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

10 The windows in the northern elevation of the building hereby permitted above ground floor level shall be obscure glazed and shall be permanently fixed to only allow opening up to 100mm in accordance with details to be submitted to and approved by the Local Planning Authority prior to the occupation of the building and they shall not subsequently be altered in any way without the prior agreement of the Local Planning Authority.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

11 Prior to the occupation of the building hereby permitted a maintenance regime for the sedum roof of the eastern part of the building shall be submitted to and agreed in writing by the Local Planning Authority and the approved regime adhered to thereafter.

Reason: To ensure that the sustainability benefits and visual appearance of the building are preserved by adequate maintenance

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southern water.co.uk. Please read our New Connections Services Charging Arrangements documents which have now

been published and are available to read on our website via the following link https://beta.southernwater.co.uk/infrastructurecharges.
It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a Adequate soakaway or infiltration system
b Water course
c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

8th February 2021