Development Management – Delegated Officer Report

Application Number: AWDM/1582/23 Recommendation: APPROVE

Site: Former Healthlink House, The Annexe, Southwick Street, Southwick

Proposal: Erection of 2 no. 2 bed dwellings following demolition of existing offices, in the alternative to permission ref: Notice/0021/22 for change of use from commercial, business and service (use class e) to form 1no. 4-bedroom residential unit (use class c3). (Resubmission of AWDM/0002/23)

Date of Site Visit: visited when considering NOTICE/0021/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a single storey flat roof prefabricated building which at the time of the original consent was vacant. It has since been demolished. It has most recently been occupied by Rubix (use class E). The site is within a residential area adjacent to Southwick Square. It has shared access from Southwick Street and is within the Conservation Area. It is close to Manor House and Manor Cottage, both Grade II listed buildings. Michaelmas House to the south east of the site a dwelling house has vehicular access across the site. It is within the ownership of the applicant but does not form part of this site.

Glebe Close to the east and north is a mix of two storey houses and bungalows. Those immediately adjoining the site are bungalows, some with roof extensions.

There was also another prefabricated flat roof building accessed via the courtyard area Sherwood House that has also been demolished. This was approved for residential development under AWDM/0001/23.

Consent has been granted under AWDM/002/23 for 2no. two bedroom dwellings, two gable roof buildings of traditional design and materials with metal windows, flint and brick quoin, clay tiles and conservation rooflights. Two bedrooms are on the first floor with open plan living at ground floor. The current application seeks to amend this existing consent. The approved plans showed roof lights to the proposed dwellings, two on the north and two on the south roof slopes. The current application seeks to add a further two roof lights to the south elevation of both the dwellings, 4 rooflights in total. Two are proposed on the north side with all the roof lights on both

sides repositioned from those on the approved plans. All other matters are to remain unchanged and are as previously approved.

Consultations:

Adur District Conservation Area Group: - Approve

West Sussex County Council: The Highways Authority: -

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal. If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose. Reason: To provide car-parking space for the use.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Adur and Worthing Councils:

Private Sector Housing: - No objections.

Environmental Health: - Please could the following conditions be added: -

1. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

2. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide 2 details as appropriate but not necessarily be restricted to the following matters:- the anticipated number, frequency and types of vehicles used during construction - HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's. the method of access and routing of vehicles during construction, the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, a commitment to no burning on site, the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders), details of public engagement both prior to and during construction works, methods to control dust from the site.

Southern Water

- The 150 mm and 225 mm diameter foul sewers require a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access. - No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewers without consent from Southern Water. - No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public or adoptable gravity sewers. - All existing infrastructure should be protected during the course of construction works. Please refer to:

southernwater.co.uk/media/3011/stand-off-distances.pdf 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. Planning Services Adur and Worthing Councils Portland House Richmond Road Worthing West Sussex BN11 1LF Your ref AWDM/0001/23 Our ref DSA000019410 Date 24/01/2023 Contact Tel 0330 303 0119 Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX southernwater.co.uk Southern Water Services Ltd, Registered Office: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX Registered in England No. 2366670 Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

Drainage: - We would recommend the approval of the application with the following conditions attached.

Condition 1: Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) and follow the drainage hierarchy in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. In addition, the drainage scheme shall demonstrate the site's discharge rates as close as reasonably practicable to those of greenfield and provide details of a ground investigation. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of Adur & Worthing Council.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 3, 4, 12, 15, 16, 17, 18, 20, 22, 25, 28, 33, 35 and 36 including 'Development Management Standard No. 1 Space Around New dwellings.
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

Consent has been granted for the two new dwellings at this site; the only change is the positioning and number of roof lights proposed. All other matters remain unchanged and therefore the only matter for consideration here is the impact of the proposed change. The previous assessment is set out below for reference.

Impact upon the character and appearance of the Conservation Area and surrounding Listed Building

The Healthlink House building is currently visible and prominent when entering the site and within the context of the courtyard area. It is visible within the setting of the adjacent listed buildings and the Conservation Area. As amended it is considered that the buildings represent a sympathetically designed, traditional style development with the use of high quality materials as shown on the submitted plans. The buildings

are higher than the existing flat roof building however they are simple in form and the additional height would not be oppressive within the site. The benefit of the removal of the existing building outweighs any potential harm due to the increased height. The buildings will preserve the Conservation Area and work to not harm or have any adverse impact upon the adjacent listed buildings. The development at Healthlink House and Sherwood House complement each other and are connected through design and materials yet offer unique development and add interest. The overall appearance and character of the courtyard will be enhanced to create a residential courtyard which in terms of its use complements the existing locality whilst taking the opportunity to provide housing.

It is noted that the two buildings project forward, yet the overall footprint is reduced from that existing. The garden depths have been reduced by 2 metres and the buildings are therefore closer to the dwellings to the rear. It was considered that this siting was acceptable on balance taking into account all planning considerations.

The submitted courtyard details show the use of block paving, planting and low level boundary treatment to allow this area to remain open to enhance this shared space. These details will be conditioned.

The Conservation Architect supports the proposed development.

The proposed roof lights are conservation style roof lights which are sympathetically designed to relate to the new building and historical context of the locality. The rooflights will be visible outside of the site however as shown on the proposed plans they are modest in size and will not be harmful to the design and appearance of the proposed development or the surrounding conservation area.

Residential amenity existing and future occupiers

The increased height of the building will not give rise to any loss of light or overbearing impact to the adjacent occupiers which would warrant a refusal in this case. There is spacing to Michaelmas to the south and 27 and 25 Glebe Close to the east are not directly to the rear. Due to the single storey nature of the buildings with rooms in roof, overlooking is limited, there are no first floor windows to the rear and only roof lights to the side. No loss of privacy will occur.

The internal space provided in the new dwellings is 75 square metres each, space standards require 79 square metres. On balance this deficit is acceptable. Space is provided over two floors with outlook, light and amenity and the balance of providing amenity space, internal space, parking, bin and cycle storage, protecting neighbouring amenity whilst limiting the scale of the buildings has been struck appropriately here.

The garden depths have been reduced to 9 metres however they provide 88 metres squared in amenity space which meets the required garden space standard. This is considered acceptable. It should also be noted that the fall back to the conversion of the existing building would give rise to significantly less amenity space provision. These two dwellings are a preferable solution benefitting future occupiers and replacing the redundant poorly constructed building and replacing with new buildings which conforms to higher building standards and regulations providing more sustainable development.

The proposed roof lights will not result in any increased overlooking to adjacent dwellings. As the dwellings are to be constructed together any future occupiers will be aware of the adjacent roof lights.

Parking and Highway Safety

The Highways Authority supports the proposals with the access and parking acceptable in terms of highway safety. These matters will be conditioned.

The roof lights will not change the previous assessment here.

Trees

A representation has been received from the owner/occupier of 27 the Glebe to the rear of the site with concern that the roots of a mature tree may be affected by the proposed development. The Tree and Landscape Officer has been consulted and considers that it is unlikely that roots would have gone past the tall brick boundary wall. However roots should be protected should they be found. The applicant's agent has been advised of this requirement and a condition is attached.

The roof lights do not change the previous assessment here.

Conclusion

The proposed change in this case is minor and can be supported in this case, all the other conditions remain as attached to the previous consent and are copied below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the floorspace thereby created, be completed in accordance with the details shown on the approved plans to include black metal windows, clay roof tiles, bonnet hip tiles, flint and brick quoin, conservation roof lights and green oak porch. The courtyard detailing shall be in accordance with the approved plans to include block paving, planting, parking and storage unless otherwise approved in writing by the Local Planning Authority.

{\b Reason}: {\i In the interests of visual amenity and to preserve the character and appearance of the Conservation Area and the setting of the adjacent Listed Buildings and to comply with policy 15, 16 and 17 of the Adur Local Plan.}

4. No means of enclosure shall be erected to the front of the dwelling or within the courtyard area, without prior written consent form the Local Planning Authority.

Reason: - To preserve the character and appearance of the Conservation Area and setting of the Grade II listed buildings and to accord with policies 15, 16 and 17 of the Adur Local Plan.

5. 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), the proposed dwellings shall not be extended or externally altered in anyway [or any incidental building over 5 cubic metres in volume erected within its curtilage].

Reason: - To preserve and enhance the character and appearance of the Conservation Area and the setting of the Listed Buildings and to accord with Policies 15, 16 and 17 of the Adur Local Plan.

6. The buildings hereby approved shall not be occupied until the access and parking has been provided in accordance with the approved plans. Such provision shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: - In the interests of highway safety.

7.The secure, covered cycle parking and refuse storage as shown on the plans shall be provided prior to commencement of use of the dwelling hereby approved and shall thereafter be retained permanently solely for such purposes.

{\b Reason}: {\i To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework and policies 15 and 28 of the Adur Local Plan].}

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-
(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

{\b Reason}: {\i In the interests of highway safety and amenity.}

9. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Public Holidays. On all other days such work shall only be undertaken between the hours of 8am and 6pm except for Saturday which shall only be between the hours of 9am and 1pm.

{\b Reason}: {\i To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.}

10. Root protection to the rear boundary of the site.

11. Surface Water drainage

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments
2. Southern Water
3. All Planning Applications for both domestic and non-domestic premises that have been granted approval for new development or conversions will require a new, or amended property address for the proposed development. Developers will be required to submit a Street Naming and numbering Application to the Street Naming and Numbering Department upon commencement of works to enable the new development to be officially addressed in compliance with the British Standard of Addressing; known as BS7666. Developers are invited to complete their Street
Ref: AWDM/0055/23 Naming and Numbering Application via the following link to the councils' website: www.adur-worthing.gov.uk/naming-and-numbering
Information and guidance regarding the Fees for the service provided are also

available at this location. Alternatively, please do not hesitate to contact the Street Naming and Numbering Department via the following methods should you have any queries; Street Naming and Numbering, Adur & Worthing Councils, Portland House, 44 Richmond Road, Worthing BN11 1HS. 01903 221479

4. The developer is advised to contact the Environmental Health section of Adur & Worthing Councils for a Demolition Notice prior to any demolition work.
5. Infiltration
6. Vehicular access.

Case Officer: Hannah Barker Date: 18th December 2023

Authorised by: Peter Barnett Date: 19 December 2023