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Development Management - Delegated Officer Report

Application Number: AWD/0261/26

Recommendation – Approve

Site: Land Between 8 And 9 Holmbush Close, Shoreham

Proposal: Application to Vary Condition 1 (Approved Plan) of previously approved AWD/1433/24. Amendments: Alterations to the approved design and layout including new front facing dormer and basement rooms. ORIGINAL APPROVAL: Proposed 1no. detached chalet bungalow with rear dormer, parking and associated works.

Date of site visit: 15/4

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal relates to a small piece of amenity land at the north east hammer head end of this cul de sac. This land has remained undeveloped since these houses were laid out. Holmbush Close is characterised by properties set back from the street with generally wide open frontages. This gives the surrounding area a sense of openness which is characteristic of the cul-de-sac generally.

To the north of the site is open agricultural land accessed from a gate off the hammer head, north east of the site boundary. This land, but not the site itself, is within the South Downs National Park. The site is within the Built Up Area boundary.

To the west is No.8 a detached bungalow with a rear dormer and ground floor rear extension. It has added an east side ground floor flank bathroom window. Otherwise, the street is a mix of detached and semi detached bungalows some of which have been extended into the loft with large front and rear box dormers.

The site is not in a conservation area. It is in flood zone 1 with no known surface water flood risk. Land slopes up from the west.

This application relates to an approval last year for a chalet bungalow on this site, AWD/1433/24 refers. This latest application seeks approval to vary condition 1 to alter the approved floorplan and elevations. The application states the revisions are the addition of a basement to include storage rooms only with no natural light or ventilation. A front dormer is also proposed. It states that the overall footprint does not change.

However, further revisions to the approved drawings are indicated including switching the approved bay window on the frontage to the opposite side, a

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bathroom window in the ground floor west elevation and also a porch. A second Juliet balcony in the rear dormer has been removed from this latest application.

It is again a two bedroom chalet but with both bedrooms upstairs with a shared WC. Both bedrooms are shown to have front and rear aspect. Revised plans reduce the size of the front dormer and remove one rear Juliet balcony nearest No. 8's boundary.

The footprint is largely as approved. It remains 1.35 metres away from No. 8's flank wall. The main east flank wall is between 1 metre and 2.97 metres off the east boundary. It is set back 1 metre behind the front building line of No. 8 and less deep than No. 8 overall. Two parking spaces are shown in the front garden. The porch does not interfere with this arrangement.

The height is as approved. It has a higher eaves and ridge line than No.8, by about 200mm, with a maximum height of 5.7 metres. A rear garden of approximately 50 sqm is provided.

Brickwork, roof tiles and a rendered front panel to reflect the materials of the close are proposed.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site.

Relevant Planning History

AWDM/1433/24 - Proposed 1no. detached chalet bungalow with rear dormer, parking and associated works. Granted 4.4.25

Consultations

Highways Authority:

'From inspection of the plans, the proposed amendments appear minor, only relating to alterations to the design and layout of the proposed dwelling, including a new front facing dormer. Such changes would not be anticipated to result in a highway safety concern.'

In summary, 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 116), and that there are no transport grounds to resist the proposal.'

South Downs National Park: 'No comment'.

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WSP: *The applicant is applying to vary Condition 1 (Approved Plan) of previously approved AWD/1433/24. Amendments: Alterations to the approved design and layout including new front facing dormer and basement rooms. (Revised description) ORIGINAL APPROVAL: Proposed 1no. detached chalet bungalow with rear dormer, parking and associated works. The application is to Adur District Council.*

*Following a review of the submitted information, we have no objection on surface water grounds. Due to the size, site, location, and type of development **we would recommend the approval of the application** with the following informative attached.*

Informative 1: *All drainage connections from basements to sewers should be fitted with a one-way valve to prevent drains flooding the basement if they surcharge.*

Southern Water:

Southern Water has no objections to the Variation of Condition 1 (Approved Plans), noting the point below.

Proposed basement. The design of the proposed basements and on-site drainage system should consider the possibility of surcharging within the public sewerage system in order to provide adequate protection to basements from the risk of flooding.

Adur and Worthing Councils:

Environmental Health: *We have no objections to the Variation of Condition 1 (Approved Plan) of previously approved AWD/1433/24. The comments remain the same as per the approved application AWD/1433/24. I have copied them below for ease:*

Please may the following conditions be attached to any permission granted, in order to protect nearby residential amenity:

Construction Noise Hours

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.

Air Source Heat Pump

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Prior to commencement an Air Source Heat Pump acoustic report shall be submitted to the Local Planning Authority for approval. This report shall show that the installation of the heat pump complies with the Chartered Institute of Environmental Health and Institute of Acoustic's guidance: 'Heat Pumps, Professional Advice note.' The report shall outline that the rating level from the ASHP shall not exceed 35dBLAeq15min at any noise sensitive façade of a neighbouring residential premises. If it is not practical to achieve this value and the local context supports a relaxation, then a report providing a full justification as to why such a relaxation in rating level is required, shall be submitted in writing to the Local Authority for approval.

Following the installation of the ASHP post-installation noise monitoring shall be undertaken by the applicant at the reasonable request of the Local Planning Authority.

Road Noise

Construction work shall not commence until a scheme for protecting the proposed noise sensitive development from traffic noise from the A27 has been submitted to and approved by the local planning authority. All works, which form part of the scheme, shall be completed before any part of the noise sensitive development is occupied. The scheme shall have regard to the principles contained within the ProPG: Planning & Noise – New Residential Development, 2017 and achieve the indoor ambient noise levels for dwellings specified in BS8233:2014. The scheme should be of good acoustic design, include full details of glazing, and a strategy to prevent overheating. The noise level of any ventilation units when in use should not exceed the levels specified in BS8233:2014 and all duct work should be fitted on anti-vibration mounts. Following approval and completion of the scheme, a test shall be undertaken to demonstrate that the attenuation measures proposed in the scheme are effective and protect the residential unit from noise.

Representations

Two neighbour objections from No. 8 and No. 4

- Too close to No.8 raising privacy and safety concerns.
- Overdevelopment.
- Basement out of keeping with streetscene and risks encouraging future overdevelopments.
- Basement may destabilise No.8's footing and cause structural damage.
- The west facing window will look directly onto No. 8's bathroom window impacting privacy and light.
- The previous owners could not resolve a sewerage infrastructure problem and sold the site. This is not addressed in this application. There have been issues with water pipe drainage which could be exacerbated by this development.
- Parking is a severe problem in the Close and whilst two spaces are proposed it removes on street parking to existing residents.
- The Close is already over parked with people who don't live here posing a risk to pedestrians and access for emergency vehicles.
- Loss of view of the South Downs National Park.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 3, 18, 19, 20, 22, 30, 31, 34, 35 and 36
Adopted Supplementary Planning Guidance' comprising: Development
Management Standard No.1 'Space Around New Dwellings and Flats' and
No. 2 'Alterations and Extensions to Dwellings'.

National Planning Policy Framework (December 2024)

WSCC Guidance on Parking at New Developments (Sept 2020).

DCLG Technical Housing Standards 2015

Planning Assessment

Principle

This application seeks approval for the amendment of the plans and layout of a chalet bungalow approved last year. The main issues for consideration this time are the impacts of the changes for neighbours, the streetscene and future occupiers living conditions.

The impacts are assessed below.

Housing Supply

In December 2024, the Government published an updated National Planning Policy Framework (NPPF 2024). This reintroduced requirements for local planning authorities to demonstrate a five-year housing land supply, regardless of the age of the adopted plan.

Paragraph 78 of the NPPF 2024 states:

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites.

Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or
b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or

c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.

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Paragraphs 11 to 14 of the NPPF set out how local authorities should respond in circumstances where they cannot demonstrate a five-year housing land supply.

The Adur Local Plan was adopted on 14th December 2017. Policy 3: Housing Provision makes provision for a minimum of 3,718 net additional homes in the period 2011 to 2032, equivalent to 177 dwellings per annum. As Adur District adopted its Local Plan more than 5 years ago the Five Year Housing Land Supply Position Statement uses a housing requirement based on the local housing need that is calculated by the standard methodology set out in the PPG. Updated data on national affordability ratio (dated 22nd May 2025) has subsequently resulted in a revised local housing need (LHN) figure based on the standard method calculation. The LHN figure has been amended to 549 dwellings per annum for Adur (previously it was 547 dwellings).

In 2018, the Housing Delivery Test was introduced against which housing delivery is measured. If housing delivery is below 85% of the housing requirement over the previous three years, a 20% buffer must be applied. The sixth Housing Delivery Test 2023 (covering the monitoring periods 2020/21, 2021/22 and 2022/23), published December 2024, indicates that Adur delivered 81% of its requirement. Consequently, the presumption in favour of sustainable development no longer applies; an Action Plan has been prepared, and in calculating the five-year housing land supply, a 20% buffer must be added. It must be noted that the HDT position has improved with the previous test result (December 2023) being 72%. At the time of publishing this Housing Land Supply Statement, the Government has not published the seventh Housing Delivery Test Result to cover the period 2021/22 to 2023/24.

The 5 Year Housing Land Supply (5YRHLS) (2025-2030) position for Adur as at 01/04/2025 demonstrates that a total of 2,115 homes are deliverable within this period, equating to 3.2 years of housing land supply against the housing requirement figure (as set by the Standard Methodology figure) of 549 dwellings per annum plus a 20% buffer = 659 dwellings per annum.

Given that the Council cannot demonstrate a 5 Year Housing Land Supply of deliverable housing sites, this means that for decision taking, paragraph 11 d) of the NPPF applies which states:

‘where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing

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well-designed places and providing affordable homes, individually or in combination.'

Visual amenity

The main changes are the introduction of a front dormer and the creation of two rooms at basement level. A porch and west side window are also proposed.

The basement will not be visible from the street. The front dormer is smaller than others in the street. It will not be out of character. The porch is small and in keeping with the overall design.

Residential amenity

The basement is proposed for storage purposes only. It will have no natural light or ventilation. Details of surface water and foul drainage are conditioned as before. The structural stability of the proposed basement or implications for neighbouring properties is not a planning matter. Building Regulations will cover the build. Any damage caused to neighbouring houses will be a civil matter between neighbours.

The front dormer is smaller than others in the street. It is more than 20 metres from the front of properties opposite. It will not lead to excessive overlooking.

The side bathroom window is not directly opposite No. 8's side bathroom window. It is conditioned to be obscurely glazed and non-opening below 1.7 metres.

Highways:

This application does not create additional living accommodation, only basement storage. The two parking spaces previously approved are again shown. The Highway Authority has no objection.

South Downs National Park

This revised scheme raises no greater issues for the National Park.

Flood Risk

There is no significant flood risk associated with this development. The Council's drainage consultant previously requested conditions requiring the submission of a sustainable drainage scheme and another for its maintenance.

Southern Water has not raised objection to this application. They previously confirmed foul sewerage can be connected and asked for a suitable condition which is again recommended.

WSP's recommended basement related informative is recommended.

Biodiversity

The proposal is for infill development. There is not enough space outside the curtilage of the property to deliver on-site Biodiversity Net Gain. The previous approval included a proposal to meet the minimum 10% gain by purchasing units off site from the Iford Estate. The new applicant has indicated that this is intended to be a self build project but has not formally requested removal of the BNG condition as part of this application. The relevant condition is therefore again attached.

Conclusion

On balance it is considered that this revised proposal is acceptable and will not lead to significant or demonstrable harm. It is recommended for approval with additional conditions to deal with traffic noise and noise from the ASHP as recommended by Environmental Health. A condition to ensure the side bathroom window is obscurely glazed to level 5 and non-opening below 1.7 metres is also recommended along with no new windows to be added to the side or roof. A condition to restrict use of the basement to storage only is also recommended due to the lack of light and ventilation.

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. s73 time limit
3. Details of surface water drainage
4. Surface water drainage management/maintenance plan
5. Details of foul sewage drainage
6. Details of car parking
7. Details of cycle parking
8. Details of external lighting
9. Details of hard and soft landscaping
10. Details of boundary treatments
11. Details of materials
12. PD removed
13. BNG Plan
14. No front garden enclosure
15. Hours of working
16. CMP details
17. ASHP noise details
18. Protection from road noise details
19. Side bathroom window obsc to level 5 and non-opening below 1.7 metres.
20. No additional side or roof windows
21. Basement to be used for storage only and not to be used as habitable living accommodation

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Is recommendation contrary to letter(s) of representation? Y

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. One way drainage valves
3. BNG
4. Soft landscaping/SDNP
5. SDNP/light spillage
6. Vehicle crossover license

Case Officer: MOK

Date: 17/4

Authorised by: Peter Barnett

Date: 17 April 2026