Development Management – Delegated Officer Report

Application Number: AWDM/1580/22 **Recommendation: Approve**

Site: **Land At 10 John Street, Shoreham-by-Sea**

Proposal: **Demolition of existing garages and erection of pair of semi-detached three-storey dwellings to frontage facing John Street and one part single and part two-storey detached dwelling to rear with associated parking and landscaping. Application for Variation of Conditions 1 (Approved Plans) and 3 (External materials) of AWDM/0741/18 to change roof material to PVC single ply membrane in place of previously approved zinc.**

Date of Site Visit: Not visited as site was assessed during original application

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to an L-shaped site within the Shoreham Conservation Area located between John Street and Middle Street. It previously contained 16 lock-up type rented garages that were used for parking and storage purposes. To the north there is a chapel building. To the south there are two houses, 6 and 8 John Street; No.8 is a tree storey building set back from the road, behind the front of the westernmost garage block.

The rear of the site is surrounded by development. To the north lies the Middle Street public car park while to the east there is a terrace of 2 storey dwellings, at the north end of which is the Royal Sovereign Pub. To the south there is a commercial yard/parking area.

Planning permission was granted in May 2017 for the demolition of all of the garages and the construction of 3no. dwellings (AWDM/0331/17). This was subsequently amended under AWDM/0741/18. The approved plans show two dwellings will face John Street and will take the form of a pair of staggered, gable-fronted three storey semi-detached houses, each with a parking space in front. The third dwelling will be located at the rear and will be a part two storey/part single storey building. It did not have a parking space.

This application seeks permission to vary the approved external materials, specifically to replace the zinc roof approved on the rear unit with a PVC single ply

membrane known as Monarplan standing seam. A small area of roof on the front pair of dwellings is also to be changed from zinc to Monarplan.

Planning History:

As above

AWDM/1746/22 – Demolition of existing garages and erection of pair of semi-detached three-storey dwellings to frontage facing John Street and one part single and part two-storey detached dwelling to rear with associated parking and landscaping. Variation of Condition 1 (Approved Plans) of previously approved AWDM/0741/18 to allow Unit C to be re-sited further south – pending consideration

Consultations:

None

Representations

Comment received from the occupier of 5 John Street:

- No objection provided due consideration is given to the colour of single ply, i.e. approx to zinc, and the decorative "rolls" are incorporated.

Relevant Planning Policies

Adur Local Plan 2017 policies 1, 2, 3, 15, 16, 17, 18, 20, 28
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

The principle of the development has been established through the earlier planning permissions. The only consideration here is whether the change in roofing material will preserve or enhance the character and appearance of the Conservation Area.

The unit at the rear is a smaller dwelling which will not be readily visible from John Street. Views of the roof may be possible above the boundary wall from the car park to the north. The proposed roofing material is described as replicating the aesthetic appearance of traditional metal standing seam roofs with a silver grey colour and decorative rolls. It is considered to be acceptable as this is a contemporary styled building, therefore a contemporary material can be appropriate, particularly as it does not have a prominent street frontage.

The use of the membrane on the front houses is also considered to be acceptable due to the relatively small area of roof to be covered and given the height and limited visibility of the roof from the street, being effectively a small section between two gables.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The development shall be completed in accordance with the previously approved schedule of external materials and finishes except that the use of zinc can be replaced with Monarplan standing seam, silver grey colour and shall include decorative rolls
4. No part of the development shall be first occupied until the car parking has been constructed in accordance with the previously approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
5. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the previously approved plans.
6. The development shall be carried out in accordance with the approved Construction Method Statement and it shall be adhered to throughout the construction period
7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed dwellings shall not be extended or altered by means of any development as set out within Classes A, B, C, D and E of Part 1 of the Schedule to that Order.
8. The previously approved drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.
9. The side windows and second floor windows in the rear elevations of Units 1 and 2 hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.
10. The first floor windows in the south side elevation of Unit 3 hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

11. The rooflights on the west roofslope of Unit 3 shall at all times be obscure glazed and they shall have their cill level at least 1.7m above the finished floor level of the room in which they are located.
12. No buildings on the site shall be occupied until the associated facilities for storing refuse and waste, including for waste that can be recycled, have been provided in accordance with the previously approved plans. There shall be no storage of bins on the road frontage other than on the days of waste collection.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 31 October 2022

Authorised by: Gary Peck Date: 31 October 2022