Application Number: ADC/0481/07 Recommendation – APPROVE

Site: **Chesil House, West Beach, Shoreham-by-Sea BN43 5LF**

Proposal: **Demolition of existing house and redevelopment with 2 detached three-storey 'Eco Houses'**

The Application

The application is a resubmission of one which, on 30 July 2007, the Committee resolved to approve subject to revisions (to increase floor levels to avoid flood risk and satisfy the Environment Agency) and a section 106 Obligation relating to the sustainable transport contribution. Satisfactory amended plans were submitted showing the required higher floor level with re-design to achieve no overall increase to the ridge height of the proposed buildings. However the Section 106 Obligation was not completed within the statutory 8-week time period and, therefore, rather than the application be refused, the applicant withdrew it.

The current application is a re-submission of the same proposed development. The internal ceiling heights have been lowered to allow the finished groundfloor level to be increased but with the same overall roof height relationship to the existing dwellings either side. This has involved the reduction of the houses to 8.1 metres in height, reduced from 8.7 metres previously.

The site comprises of a two-storey flat-roofed house fronting the highway, West Beach, with the beach opposite. The house is set down at a lower level than the road with a sloping front driveway. There is an integral carport in the centre of the building. A front glazed first-floor balcony runs along just over half of the width of the house. The front garden/ driveway area is enclosed by a dwarf wall.

Properties fronting West Beach vary in design, style and scale, from single-storey bungalows, to chalet bungalows and two-storey houses, all with various roof designs and building heights and floor levels. To the east of the site is 'West House', a large two-storey house with a gabled roof, which is 4 metres higher than 'Chesil House' and is on a higher ground level. To the west of Chesil House is 'Beggars Roost', a chalet bungalow with a front dormer window and balcony. This property is at a lower ground level than the application site and the building height is slightly lower as a result. This property has a detached single garage and driveway on the side nearest the application site, this driveway sloping down steeply from road level.

Permission is sought to demolish Chesil House and to build two new detached three-storey houses which are described by the applicant as 'Eco Houses.'

The two proposed houses are shown symmetrical in internal and external design, each with shallow sloping roofs to a valley located off-centre (the roof being intended to be covered by grass/sedum or fibreglass). The maximum height would be 8.1 metres. The width of each house is shown 6.9 metres at ground floor level, reducing to 6 metres at second floor level, and the depth 13.3 metres. The buildings are shown sited in slightly staggered positions with the house furthest east (adjacent to West House) set forward by 1 metre, with a minimum distance of 8 metres between the front of the proposed houses and the front boundary of the site. A vehicular access is proposed for each dwelling to a hardstanding provided for parking to the front each property plus an integral garage. Due to the low ground level of the site, the houses are shown set down lower than street level.

Accommodation within the dwellings is set out over three floors; at ground floor level a garage is proposed with a study, utility area, shower room, W.C and a bedroom; at first floor level a further 3 bedrooms and two bathrooms are proposed; and on the second floor a large open plan living space with the kitchen/dining area at the rear.

The buildings are designed with a large proportion of glazing to the front elevations with less to the rear with glass balconies at first and second floor levels on the front elevation and a first floor balcony and Juliette balcony at second floor level to the rear. The balconies are to be enclosed on either side by obscure glazed screens. The building materials proposed include cedar or larch cladding at second floor level, with metal trim to the roof, and render at ground and first floor levels.

The properties are described as 'Eco Homes' and the applicant proposes that the buildings will incorporate sustainable features such as grey rainwater storage, solar panels, an environmentally friendly timber frame and a sedum roof. Timber for the main structure is to be sourced from FSC approved forests.

Consultations and Representations

County Transport Planning Services: No highway objection subject to relevant conditions and a section 106 Obligation undertaking to pay a TAD contribution of £3,770.

Environment Agency: No objection provided that conditions are imposed requiring the finished ground floor level to be set at 5.3mAODN and the mitigation measures (excluding the sluice gate) recommended in the submitted Flood Risk Assessment included as part of the development.

Third Parties: 3 letters of objection have been received from residents at 'West House', West Beach, No.5 Kings Walk and No.31 Kings Crescent making the following comments:-

- It is not 'eco friendly' to demolish a perfectly good building to make way for another development.

- During construction works there would be stress to the whole area visually and in all other ways.
- Overlooking and loss of light to adjacent bedroom.
- Pressure for parking on the street.
- Visually unique area, development would be a stark contrast and out of context with this area.
- There are no other 3 storey buildings on West Beach, other proposals for 3 storeys have been refused.
- Overdevelopment of the site, properties will be crammed on the site.
- Not against development of the site, just how the site will be developed.
- All new properties are eco friendly, how are these different.
- Overcrowding the plot and increased height is out of keeping.

[NB. the resident of 5 Kings Walk requests to speak at the Committee meeting]

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, CH1, NE1-2, ERA1, ERA4, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP3, AH1-2, AH5, AT12 and Appendix II 'Supplementary Planning Guidance' comprising Development Control Standard No. 2 'Space Around New Dwellings and Flats'
PPS1 'Delivering Sustainable Development' (2004)
PPS3 'Housing' (2006)
PPS25 'Planning and Flood Risk' (ODPM 2006) & Circular 04/07

Planning Assessment

As stated above, the previous application ADC/339/07 was resolved to be approved by the Committee on 30 July 2007 subject to satisfactory amended plans showing the increased floor levels without the need to increase the height of the buildings and subject to completion of a section 106 Obligation. The application was withdrawn only because the Obligation could not be completed in time.

Therefore the principle and the details of the redevelopment of this site with these two detached houses has been agreed and there is no change to the issues as set out below which were previously considered acceptable

Policies

Government guidance in PPS3 encourages the provision of high quality housing which is well designed, suitably located and built to a high standard, a mix of housing to support a wide variety of households and an efficient and effective use of land including re-use of land when appropriate.

West Sussex Structure Plan policies LOC1 and DEV1 encourage new development within the built up area subject to the design, construction and layout being of high quality, integrating with, and enhancing adjoining land uses and minimising conflicts and taking into account the distinctive character of areas. Policies NE1 and NE2 require the provision of new residential developments of sizes, types and tenures to suit the varied needs of local households and to minimise the need to develop Greenfield sites.

Local Plan policy AH2 encourages new development by way of infilling provided that appearance, character and scale is in keeping with the local area, it does not have an unneighbourly effect on existing dwellings, it incorporates an adequate standard of residential amenity for the new dwelling, acceptable access and parking arrangements are provided and it accords with the standards in DC Standard No. 2 'Space Around New Dwellings and Flats.'

Policies DEV4-5 of the Structure Plan and AT12 of the Local Plan require adequate and safe access to and from development sites, encouragement of alternative forms of transport and adequate provision for parking to avoid environmental or safety problems. Contributions are required towards sustainable transport provision in accordance with these policies. application.

Residential amenity

There are houses either side, 'West House' a two-storey dwelling to the east, and 'Beggars Roost' the chalet bungalow to the west. There is a children's home to the rear but, as it is 25 metres away from the proposed houses there would be no loss of privacy or overbearing impact warranting refusal.

West House would be 2.1 metres from the side elevation of the proposed easternmost new house. The latter would be 2.2 metres closer to the road than the existing neighbouring property. Although the height of the new house would be higher than Chesil House, it would still be at a lower level than West House owing mainly to the different ground levels of the two sites. There are some windows on the side elevation of West house which will face onto the proposed dwelling. These windows, some of which are obscure glazed, appear to be secondary windows or serve non-habitable rooms. Also, light to these windows is affected by the proximity of the existing building. West House protrudes to the rear 3.1 metres more than the proposed house therefore also limiting the impact of the new development on the residential amenities of this neighbouring property. The windows proposed on the side elevation of the new house are to serve non-habitable rooms only and will all be obscure glazed, therefore avoiding loss of privacy.

Beggars Roost, the chalet bungalow to the west, is located at a lower ground level than the site. The proposed buildings would be higher than this dwelling by approximately 2 metres and also be closer to the road. However there is a distance of approximately 5 metres between the proposed new westernmost house and Beggars Roost, with the existing driveway and garage in between.

There are two windows on the side elevation of Beggars Roost which are secondary windows to a bedroom and bedroom/lounge room which are mainly served by bay windows at the front and rear. It is acknowledged that there would be some impact on these side windows as a result of the proposed development; however this would not be such as to warrant refusal.

With regard to the impact on the rear amenity space of the adjacent property Beggars Roost, it is acknowledged that the proposal incorporates a large amount of glazing, albeit more so to the front than the rear, and that balconies are proposed to the rear which would enable overlooking of the rear garden of the neighbouring property. However, obscure-glazed side screens would prevent direct overlooking to either side and it is considered, on balance, that the increased overlooking of the remaining rear garden of the adjacent property is not such as to warrant refusal. Some overlooking of the neighbouring garden can already take place from the rear first-floor windows at Chesil House.

In terms of the amenities of the future occupiers of the proposed dwellings, it is considered that the accommodation provided is of an acceptable level with provision of rear private amenity space exceeding the Council's development control minimum standard.

Visual amenity – appearance and character

As stated above the streetscene has no uniform pattern of height, design or scale of buildings or building types. The house to be demolished is a two-storey flat-roofed building which is not considered to have any particular architectural merit and is of no historic interest. The buildings proposed are similarly of no particular architectural quality but are of an innovative design and do not imitate any of the other buildings within this street. They are three storeys in height, with a distinct vertical emphasis, unlike the horizontal emphasis and relatively low profile of the existing house to be demolished. Nevertheless, they are considered to respect the scale and height of the other dwellings in close proximity and, in relation to some of the larger properties in the road, are considered to be of relatively modest scale and height.

The properties are staggered to the front and there is a distance of 2 metres between the buildings, this breaks up the front elevation and reduces the impact on the streetscene. The buildings are also well set back from the highway by a minimum of 8 metres. The bulk of the buildings is also reduced by the reduction in width of the upper storeys of the buildings and the height is limited by the almost flat-roofed design. The drop in ground levels allows the buildings to appear 'sunken' when viewed from the road, reducing their height and prominence.

The materials to be used in the construction of these buildings are detailed above and are considered to complement the contemporary design of the buildings. The use of glazing to the front and rear elevation is also considered to be appropriate in this case and will maximise views to the south and increase solar gain. There are examples of other properties within the vicinity

of this site which have a high levels of glazing and therefore this feature is not considered to be out of keeping in this particular locality. It is recommended that a condition be imposed should permission be granted to require that details of materials are submitted and approved prior to commencement of works to ensure that high quality materials and finishes are used.

Access and parking

The existing access is to be removed and a separate access for each dwelling is proposed. A hardstanding is to be provided to the front of each property and each would also have an integral garage. This is acceptable and WSCC have no objection to the proposed access and parking arrangements subject to standard conditions and a TAD payment of £3,770.

Sustainable and Resource Efficient Buildings

It is proposed that the dwellings will be built as 'Eco-Homes' with the incorporation of various environmentally sustainable features such as solar panels, grey rainwater storage, timber from sustainable sources and a sedum roof. Further details of these features and how they will be incorporated into the building will be required for approval prior to commencement of works and to ensure these features are an integral part of the design of the proposed buildings and will remain as such. A condition is accordingly recommended below.

Flooding Issues

The Environment Agency have been consulted on this application and have no objection to the proposal subject to the mitigation measures which are indicated in the FRA (excluding the sluice gate) being included in the final development and an additional condition stating that the finished floor levels of the development shall be set at a minimum of 5.3 metres AOD, as shown on the submitted drawings.

Recommendation

A. Subject to the completion of a satisfactory section106 Obligation undertaking to pay £3,770 towards sustainable transport improvements in the area, APPROVE for the reason that: - Rec'd x engrossed 2019

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties, without ~~loss of trees~~ excessive hard wk and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, ~~AG3~~, AH2, AH5, ~~AT1-2~~), the West Sussex Structure Plan (LOC1, NE1-2, CH1, ERA1, ERA4, DEV1, DEV4-5)

Subject to:-

1. C1Ci (Standard time limit)
2. C7Cii (Details of walls/fences to be approved and implemented)
3. C8Bii (Parking spaces and access facilities to be constructed and retained)
4. C8Gi (Provision of secure and covered parking for cycles) (amended)
5. C9Ei (Technical details of accesses to be approved and sight lines provided and retained)
6. C9N (Temporary provision for contractors vehicles materials etc on site)
7. C9S (Temporary wheel cleaning facility during construction work)
8. C11A3 (Hard and soft landscaping scheme)
9. C12Aii (External materials for walls and roofs to be approved)
10. C18K (Provision for waste storage)
11. C14H (Existing building to be demolished prior to development)
12. C18B (Removal of PD rights for extensions)
13. Details of the siting, scale and appearance of the environmentally sustainable design features including solar panels, grey rainwater storage, use of sustainable timber and sedum roof shall be submitted to and approved in writing by the LPA prior to their installation and shall be installed in accordance with such details as approved.
14. The mitigation measures (excluding the sluice gate) stated in the Flood Risk Assessment dated July 2007 shall form an integral part of the final development hereby permitted and shall remain as such unless prior consent is obtained in writing from the LPA.
15. The finished ground floor level of the houses hereby permitted shall be set at 5.3 metres AODN, as shown on the submitted drawings, and shall not be altered without prior written consent from the Local Planning Authority.

B. In the event that the Section 106 is not completed by 2 October 2007, that authority be delegated to the Planning Services Manager to refuse the application on grounds that:-

- it does not comply with Structure Plan Policies DEV3-5, Submission Core Strategy policy T3 and the Revised West Sussex Parking Standards and Transport Contributions Methodology requiring improvements to sustainable transport in the area.

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