Lewis & Co Planning
town planning consultants

Planning Application
by
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82 High Street, Shoreham-by-Sea, BN43 5DB



Planning Statement

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RTPI
mediation of space · making of place

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1.0 INTRODUCTION

1.1 This statement is submitted in support of the application for planning permission for the extension and alteration of the existing building at 82 High Street Shoreham to provide a mixed use development with a retail shop, 2 studio flats and 2 one-bedroomed flats.

1.2 The application site comprises the existing two-storey building with a shop on the ground floor and associated storage and office for the shop on the first floor.



Above: Aerial view with the application site shown in red

1.3 There is a flat roofed extension built over the former rear garden of the site and a similar flat roofed extension over what is thought to be a side passage on the east side of the building. As a result of these extensions there is no external space around the building.

1.4 The application comprises the application fee and the following documents:

- Application Forms
- Design and Access Statement (Lewis & Co Planning)
- Planning Statement (Lewis and Co Planning)
- Biodiversity First Impressions Checklist (Lewis & Co Planning)

and

- Application plans and by Rob Sheppard Design

1.5 This statement demonstrates that the proposed development should be approved in line with the presumption in favour of sustainable development enshrined within national planning policy. The scheme will be in keeping with the appearance of the built form and streetscape in the surrounding area, result in the provision of A1 retail space in the High Street and provide much needed smaller housing units in the town centre.

1.6 With regard to a five-year supply of deliverable housing sites, the District Council published a "Five Year Housing Land Supply Assessment" in April 2013 which concluded that a demand for 92 new dwellings per year (including buffer) gave an available supply of 6 years on the basis that 626 housing sites were available.

1.7 This document was superseded in 2014 by a revised assessment of housing need which found that overall need would be somewhere between 180 and 240 homes per year. This is at least double the previous assessment of requirement for new houses. Against this latest calculation, the identified supply of 626 homes would give between 3.4 years and 2.6 years supply. Rounding this to the mean figure gives around 3 years supply of housing land as of April 2013, or 1.5 years supply from October 2014.

1.8 Given such a shortfall in housing land supply, all local planning policies that relate to the supply of housing must be considered "out of date" – and under such circumstances, permission should be granted unless there are disadvantages to the scheme that significantly and demonstrably outweigh the benefits of providing much needed housing to the area. There are no such disadvantages.

2.0 THE PROPOSED DEVELOPMENT

2.1 The proposed development will involve the extension and alteration of the building to provide for a retail shop on the ground floor with a studio flat behind, a one-bedroomed flat on the first and second floors and a studio flat on the top floor with the roof space. All 4 flats will have outside amenity space to the rear.

2.2 These parts combine to result in a scheme that will be in keeping with the character and appearance of the area, the provision of A1 business space, and the provision of much needed housing.



Above: The front elevation as existing viewed from street level



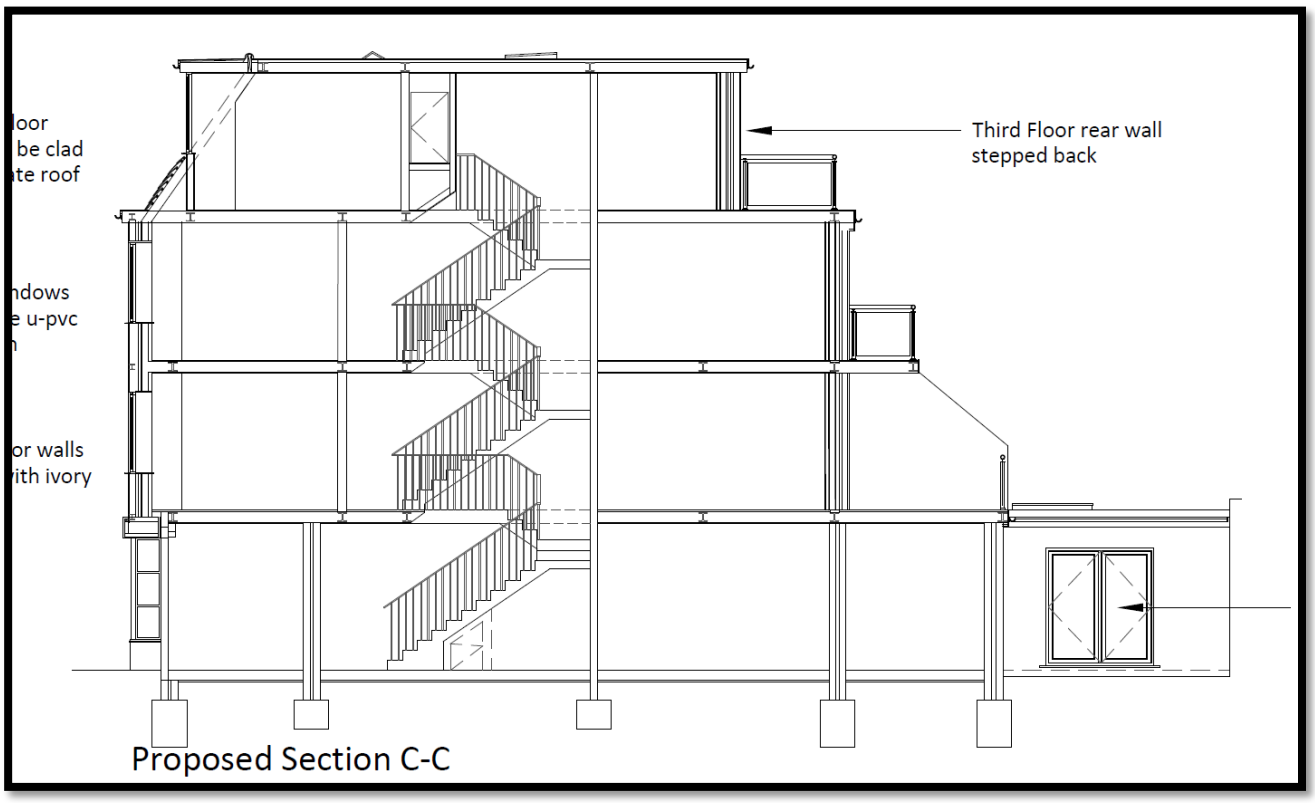
Above: The front elevation as proposed viewed from street level

2.3 The proposed shop space will be located in the ground floor and will have its own entrance from the High Street. Access to the residential accommodation will be from the existing side entrance which is set back behind a gated

entrance from the high street. This will provide a secure bin store and private entrance to the flats.

2.5 The extended building will be very slightly lower than the adjoining buildings to the west.

2.6 The foot print of the building reduces in size as the height increases. The ground floor will occupy almost the entire footprint of the plot, apart from an small open courtyard at the rear for the ground floor studio flat. The first and second floors are the same depth as the existing first floor and the top floor will be set back further and clad in natural slates to provide a roof storey to the building.



Extract of section drawing showing the reduction in footprint as the building rises.

3.0 RELEVANT PLANNING POLICY

3.1 Relevant planning policy includes the saved policies of the Adur District Local plan and the National Planning Policy Framework.

Adur Local Plan 1993-2006 (saved policies)

3.2 With regard to the Local Plan, the following Local Plan policies are considered relevant (though the degree of weight that can be attached to them should be reflected in their conformity with National Planning Policy, and the Council's housing supply issues).

POLICY AG1

The built-up area boundary is shown upon the Proposals Map which distinguishes between the countryside and coastal beaches in the District and the principal existing or potential built-up area.

Within the boundary, development will normally be permitted, subject to other policies in this Local Plan and to it not detracting from the existing local urban environment.

Outside the boundary, development will only be permitted in exceptional circumstances and subject to policies elsewhere in this Local Plan. There will be an even stronger presumption against development in certain particularly sensitive areas of countryside as specified in Policies AC2, AC3 and AC4.

POLICY AB4

New development (including extensions and alterations) within Conservation Areas will be required to be of a high standard of design and construction materials such as to preserve or enhance the character and appearance of the particular Conservation Area.

Outline planning applications will not be acceptable unless accompanied by illustrative drawings to allow the District Planning Authority properly to assess the proposal.

POLICY AH2

New residential development by way of infilling or redevelopment will be acceptable in the built-up area, providing the site is not allocated for any other purpose in this Local Plan. Any proposal will be expected to be designed so that:-

(a) its appearance, character and scale create a pleasant place in which to live and is in keeping with and enhances the existing local environment with particular attention being paid to the architectural form, height, materials,

density and layout of both buildings and associated structures and hard surfaced areas;

(b) it respects the existing natural features of the site, including land form and trees;

(c) it does not have an unneighbourly effect on existing dwellings by reason of unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;

(d) it incorporates adequate standards of residential amenity for the new dwelling(s) in terms of open amenity space, daylight/sunlight, outlook, and privacy;

(e) access arrangements to the public highway and on-site parking arrangements are acceptable under Policy AT12, and

(f) it accords with the standards adopted by the District Planning Authority.

National Planning Policy Framework

3.6 The National Planning Policy Framework (NPPF) is a material consideration in the determination of planning applications. The following paragraphs are particularly relevant to the determination of the current application.

Paragraph 14: States that where the development plan is absent, silent or relevant policies are out of date, the presumption in favour of sustainable development means that planning permission should be granted unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies" in the Framework taken as a whole, or if there are specific policies within the Framework which dictate otherwise.

Paragraph 17: States that planning should proactively drive and support sustainable economic development. States that planning should seek to secure high standards of design and amenity.

Paragraph 19: States that "significant weight" should be placed on the need to support economic growth through the planning system.

Paragraph 21: Investment in business should not be overburdened by the combined requirements of planning policy expectations.

Paragraph 32:	Planning applications should only be refused on highways grounds when the cumulative impact of development is severe.
Paragraph 49:	Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable sites.
Paragraph 56 to Paragraph 66:	Set out in more detail the Government's design values – encouraging good design that improves the character and quality of an area and the way it functions.
Paragraph 187:	Advises that decision takers at every level should seek to approve applications for sustainable development.
Paragraph 196:	The National Planning Policy Framework is a material consideration in the determination of planning applications.
Paragraph 215:	After 12 months from the date of publication of the National Planning Policy Framework (that is to say after 27 March 2013), the weight given to Local Plan policies should be assessed with regard to their degree of consistency with the Framework.
Paragraph 216:	The weight given to emerging planning policy should be assessed with regard to the extent of which there are unresolved objections and the consistency of such policies with the NPPF.

4.0 ASSESSMENT OF SCHEME

4.1 From the aforementioned planning policies, it can be seen that the main issues to consider in determining the application area:

- The principle of development
- Visual Impact
- Neighbour Impact
- Quality of the Proposed Accommodation
- Highways Issues
- Sustainability

These are considered in greater detail below.

Principle of Development

4.2 The principle of a mixed use development on the site is acceptable. The site currently accommodates an A1 retail shop with ancillary storage and back office space which makes inefficient use of the footprint and does not meet the needs of the applicant. New investment in this building is required to provide for 4 new homes and to retain a small shop unit with high street frontage. The site is in the town centre shopping area and is sustainably located for future occupiers.

4.3 The application makes efficient use of the brownfield site to provide much needed housing and to retain a suitable A1 shop on the high street.

4.4 It is the Council's adopted policy, and national policy to locate new development within existing towns and to make best use of sustainable locations, in particular brownfield land such as this. In the light of the above, it can be seen that the principle of a mixed use development along the lines of the current application proposals are in compliance with the adopted and emerging local plan polices and the Framework.

4.5 The proposed development will increase the height of the building on the site. This is acceptable in principle as the site is located within an area of other similarly tall buildings in a street where the variety of roof heights and types is a key feature of the street scene. Following pre-application advice from officers, the proposal now has a maximum height that is slightly lower than the ridge of the immediately adjacent buildings to the west.

Visual Impact

4.6 The visual impact of the proposed development has been subject of pre-application advice from Peter Barnett – Principle Planning Officer.

4.7 The application as proposed has been reduced in height and has reduced the number of windows and dormers to the front elevation as advised. The materials proposed for the external finishes will be painted render under a slate roof to match the surroundings.

4.8 When considered in the context of the wider street, the proposed development will have a negligible visual impact on the appearance of the area.

4.9 The scale of the development is acceptable with regard to the site's location in an area of varied buildings and scale of surrounding development. The design of the proposed development will result in a scheme of cohesive appearance – with good levels of articulation, high quality materials and visual interest to the building.



Above: Street Scene of the West end of the High Street

4.10 As the scheme is well designed and will have a positive impact on the character and appearance of the area, the scheme is in accordance with Local Plan policies, and the relevant paragraphs of the National Planning Policy Framework.

Neighbour Impact

4.11 The scheme seeks to preserve the amenities of neighbouring commercial and residential occupiers. The development will not lead to any unreasonable overshadowing of residential properties.

4.12 The proposed flats have designed in order to minimise any overlooking of the rear of houses in West Street to ensure that no unreasonable overlooking of the surrounding houses in will arise.

4.13 The proposed development of the site will improve the appearance of the site to the benefit of the surrounding dwellings.

4.14 The proposed development, by virtue of its town centre location would not give rise to any unreasonable noise and disturbance from the proposed residential uses.

4.15 The proposed development will preserve and enhance the amenities of neighbouring residents, and so accords with the provisions of local plan policy and national planning policy.

Quality of Proposed Accommodation

4.16 The proposed flats provide for a high standard of accommodation, with all flats benefiting from private outside amenity space, and individual flats all being designed to meet the Council's standards for new flats.

4.17 Outside amenity space is provided to the rear (north) of the flats in the form of a courtyard garden for the ground floor studio and balconies to the flats above.

4.18 The internal noise levels to all residential units will be within acceptable levels to provide a good standard of internal amenity. Passive acoustic vents and double glazing are to be used in all windows. These recommendations have been incorporated into the final design drawings.

4.19 The scheme will provide for a high standard of accommodation, and so complies with Local Plan policies and national planning policy.

Highways Issues

4.20 The site is in a highly accessible location with regard to public transport. While it is not possible to provide off road car parking on the site, there is ample parking available on street and in pay and display car parks in the town centre. It is noted that the County Council recently consulted on a resident's parking scheme for the Town Centre but that this has been abandoned.

4.21 The scheme proposed secure and covered cycle parking for occupiers on the ground floor of the residential part of the development. Residential occupiers will be provided with a travel pack with bus and train timetables as well as other information to highlight the non-car borne transport options and to seek to reduce reliance on the private car.

Sustainability

4.23 The applicants are seeking to attain Code for Sustainable Homes level 3 (or equivalent) for the residential element of the development and a BREEAM Very Good rating for the A1 floorspace.

4.24 With regard to the specific provisions, please note

a) measures to reduce fuel use and green house emissions

4.25 The scheme will exceed latest building regulations standards with regard to insulation, with the developer seeking to attain the equivalent of Code for Sustainable Homes level 3. High efficiency gas boilers will be fitted to each unit.

4.26 All habitable rooms will benefit from natural ventilation and illumination.

b) Incorporation of renewable energy features

4.27 There is space on the roof for the inclusion of photovoltaic's or solar panels to power communal hallway lighting and to feed-in any surplus to the grid..

c) Measures to reduce water consumption

4.28 Bathrooms will have showers incorporated within them, and all toilets will be dual flush units all sink taps to be aerated.

d) Re-use of rain water and grey water

4.29 Rainwater butts will be fitted where practical (Ground floor patio garden) to allow for the irrigation of the garden and planted areas.

e) Use of material/methods to minimise overall energy /raw material inputs

4.30 As stated, the developers are seeking to achieve the equivalent of Code for Sustainable Homes level 3/BREEAM very good. This includes the management of resources.

4.31 As the scheme's development costs are in excess of £300,000 there is no requirement for a Site Waste Management Plan – as site waste management is dealt with under European Regulations.

5.0 CONCLUSIONS

5.1 The scheme proposes a mixed used development on an existing commercial site. The existing shop will be retained to ensure continued employment opportunities would be provided.

5.2 The scheme has been subject to pre-application advice from planning officers. As a result of such advice, the scheme has been reduced in height and overall mass, window and dormers reduced and materials chosen to match the surroundings.

5.3 The scheme is well designed and the proposed height of building is appropriate given the site's location adjacent in an area of comparable building heights. The amenities of neighbouring residents will be preserved.

5.4 The scheme will result in the provision of much needed housing of smaller units for single people and couples.

5.5 The Council is unable to demonstrate a five year supply of deliverable housing sites. Under such circumstances planning policies that affect the supply of housing must be considered out-of-date (see paragraph 49 of the National Planning Policy Framework), and the presumption in favour of sustainable development applies (also paragraph 49).

5.6 The presumption in favour of sustainable development (paragraph 14 of the NPPF) states that sustainable development should be allowed unless the disadvantages of the scheme **significantly** and **demonstrably** outweigh the benefits of the scheme.

5.7 The benefits of the scheme are significant: improvements to the appearance of the area, investment and economic development in the town, retained shop/employment space to and the provision of additional residential units. There are no disadvantages that would significantly and demonstrably outweigh such benefits.

5.8 In the light of the above, the local planning authority is respectfully requested to allow the application and grant planning permission.

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October 2014