Development Management – Delegated Officer Report

Application Number: AWDM/1062/22 Recommendation: Approve

Site: 64 Old Fort Road, Shoreham-by-Sea

Proposal: Demolition of existing bungalow, replaced by 3-storey detached 4 bedroom dwelling, with double garage and bin/bike store to front.

Date of Site Visit: 20 July 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is on the south side of Old Fort Road and currently contains a bungalow with rooms in the roof served by dormers. The existing bungalow is unusual in that it is set forward of the neighbouring dwellings by some 16m. Permission was granted in 2014 for a 2 storey flat-roofed dwelling positioned further back in the plot in line with its neighbours. That application was originally for a 3 storey dwelling with a set back top floor but, following concerns at its height, it was amended to 2 storeys. Since then permission has been granted for a substantial 3 storey dwelling at No.66 (not yet built but applications are currently under consideration for approval of details reserved by condition) as well as remodelling of No. 62 to form a 3 storey dwelling.

The current application seeks permission to construct a 3 storey dwelling in line with its neighbours. The top floor is shown as being set in from all sides. A single storey garage and gym will extend from the front of the house with a block paved driveway in the remainder of the front garden.

The house will measure 9.55m tall with the ground level shown as being lowered by around 0.6m. However, the roof is angled upwards at the rear to a height of 9.9m. No. 66 is shown as being 9.4m high as approved. A new house at 114 Old Fort Road has recently been approved at 9.5 metres high.

Materials are proposed to be a mixture of grey brick, burnt larch timber and black zinc.

The front garage projection will be 11.3m from the front boundary, around 2.3m further forward than the front projection approved at No. 66 and 3m further than that at No.62.

Planning History:

AWDM/1001/14 - Replace existing detached bungalow with a 2-storey detached contemporary dwelling with roof terrace. Detached double garage to front linked to house by new pergola – approved

AWDM/2199/21 - Demolition of two storey house and replacement with a three storey, five bedroom house with first and second floor rear terraces. Widening of vehicular access, new boundary walls and sliding gate – approved 66 Old Fort Road

AWDM/1085/20 - Demolition of a two storey house and replacement with a three storey 5 bedroom detached house – allowed on appeal 66 Old Fort Road

AWDM/0749/16 - Remodelling of existing building to include part single-storey and part two-storey front extension, new roof and over-cladding. Demolition of existing front garage – approved 62 Old Fort Road

Consultations:

West Sussex County Council: The Highways Authority has no objection.
Access
No changes proposed.
Vehicle Parking
The applicant has proposed a hardstand large enough to accommodate any demand required of the site.
To summarise the LHA raises no concerns over Vehicle Parking.
Cycle Parking
As per the WSCC Sustainability policy, the LHA wishes to see cycle storage implemented in the form of lockable covered storage. Details of which can be secured with a suitably worded condition.
Electric Vehicle Parking
Given the recent changes to the Building Regulations Approved Document S (Infrastructure for the Charging of Electric Vehicles), it may be that the provision of EV charging is now covered under separate legislation to planning. Therefore, WSCC as Highway Authority have no comment to make upon the EV charging provision as a result of this planning application. However, the planning case officer should check whether the development is being built under the old Building Control regulations, in place prior to June 15th 2022, and if they are, it may be appropriate to secure EV charging provision through the planning process.

Adur & Worthing Councils: **Public Health**: Please can you add the demolition and construction management plan condition and the informative that a demolition notice under the Building Act 1984 will be required before demolition commences, to the final permission

PSH: No objection

Technical Services: Flood risk- The application is within flood zone 3, and is not shown to be at risk from surface water flooding. A flood risk assessment has been submitted, it is not possible to confirm the flood elevations stated within the FRA. The Environment Agency should be consulted.

Surface water drainage- the application form indicates it is proposed to discharge surface water to main sewer, this is not acceptable, there are no public surface water sewers in this area, only public foul sewers. Surface water must not discharge to the foul sewer, infiltration should work in this location, however design must consider peak groundwater levels and on site infiltration rates. If you are minded to approve this application please add a condition to ensure the development is adequately drained and does not increase flood risk elsewhere.

Environment Agency: We note that the submitted Flood Risk Assessment (dated June 2022) makes use of information from our automated Product 4 system. Unfortunately, the data provided by this system is currently insufficient for use in a Flood Risk Assessment. If the applicant/agent has not done so already, please contact SSDEnquiries@environment-agency.gov.uk with a copy of the automated Product 4 and we can provide you with a manually generated set of data that is up-to-date and will be suitable for informing the Flood Risk Assessment.
Thereafter, the Flood Risk Assessment will need to be revised utilising the up-to-date data provided. Specifically, the assessment will need to take account of the following points so the flood risk can be suitably assessed:
• Consider the impacts of climate change on flooding risk throughout the site.
• Consider how a range of flooding events (including extreme events) will affect people and property.
Please re-consult us on any revised FRA submitted and we will respond within 21 days of receiving it.

Second consultation: No objection subject to condition requiring the development to be carried out in accordance with the FRA

Southern Water: Usual advice

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 18, 19, 20, 22, 28, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

A number of dwellings along this side of Old Fort Road have been demolished and redeveloped with more contemporary dwellings in recent years. This side of the road, fronting the beach, is able to accommodate larger properties as the plots are substantial and they do not have dwellings immediately at the rear.

The existing dwelling is set forward of its neighbours and the alignment of the new dwelling further back from the road in common with other dwellings on the south side of the road is considered to be acceptable. Its flat roof form is in keeping with other dwellings in the street, including that approved at No.66. Its scale, height, design and use of materials is also considered to be sympathetic to those buildings. It will have a dark finish with burnt larch timber and black zinc which will have quite a distinctive appearance, but this will be set against the lighter grey brick on the ground floor at the front and overlap the choice of materials is considered to be acceptable in this setting.

The main roof of the new building will be a similar height to that approved at No.114 and only marginally taller than that approved at No.66. There is an architectural flourish at the rear of the roof which lifts it up further but it will not be prominent when viewed from Old Fort Road and will not give the impression of a taller building overall, being limited to the SW corner of the roof only. For future consideration of applications in this street for similar development, it is the height of the main roof (minus the inflection) that future buildings should respect.

Many properties have extended forward or have built outbuildings and garages in the front garden. While the proposed new garage will project forward of its neighbour to the west, it will not appear unduly intrusive in the street, being 11ms from the road and in a similar position to the existing bungalow on the plot.

Residential amenity - existing neighbours

The new house will largely align with Nos. 62 and 66 on either side. A gap of at least 1m will be maintained between the dwellings. No.62, to the west, has a largely blank side wall, with only one side window at ground floor which does not serve a habitable room.

To the east, the approved dwelling at No.66 is yet to be built (an application for details reserved by condition has been approved). The plans for that dwelling show a number of side windows facing the site but these are either secondary openings or serve no habitable rooms. A reasonable gap of almost 3m is being left to the boundary with No.66.

Were that permission not to be implemented, the existing dwelling has 2 small first floor windows at the side plus a first floor conservatory at the rear. The proposed new dwelling at No.64 does not project as far to the rear as No.66 or No.62 and no adverse impact on light or outlook is anticipated. The proposed first and second floor rear balconies will have louvred screens to both sides to prevent overlooking.

Residential amenity - proposed occupiers

The dwelling will comfortably meet the nationally described space standards.

Parking and Access

Sufficient parking for cars and bicycles is proposed, together with the provision of Electric Vehicle charging points. There is no highway objection.

Flood Risk and Drainage

A FRA has been submitted which includes a number of flood mitigation and protection measures including the provision of a flood defence wall surrounding the property and equipped flood gates so as to afford protection against a future year 2115 predicted 1:200 year tidal flood event.

The ground floor of the proposed house will be raised 650mm above that of the existing dwelling (which is currently on lower ground at the front of the site with a floor level of 5.65m AoD) and the new dwelling will have a minimum floor level of 6.3m AOD. Construction of the ground floor will be undertaken using flood resilient materials to a minimum level of 7.06m AOD. Sleeping accommodation will be

located exclusively on the first and second floors at a minimum of 9.15m AOD (approximately 2m above the predicted future 2115 year tidal flood level).

The EA has no objection subject to implementation of these measures.

Sustainability

The dwelling will be designed to Passive House standards in order to reduce energy demand. An air source heat pump and PV panels are also proposed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Obscure glaze 1st floor side windows
5. Parking spaces to be provided as approved
6. Cycle parking to be provided as approved
7. Construction Management Plan including dust suppression
8. Surface water drainage to be submitted and approved
9. To be built in accordance with FRA
10. EV charging points, air source heat pump and PV panels to be provided as shown

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.

Demolition Notice

Case Officer: Peter Barnett Date: 20 September 2022

Authorised by: Gary Peck Date: 20 September 2022