bpm Architectural Services Ltd.

33 Stoneleigh Avenue
Brighton BN1 8NP

Tel: 01273 249058
email:info@bpmnet.co.uk
web: www.bpmnet.co.uk

The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Tuesday 31st July 2018

Dear Sir/Madam,

RE: 26 St. Richard's Road, Southwick

We write with reference to the above property, for which the LPA's reference number is AWDM/0551/18.

The application was received by the local authority on Tuesday 10th April 2018 and was made valid on the 23rd April 2018. A refusal was issued for the application on Thursday 7th June 2018, 11 days before the statutory eight-week determination period was due to expire (Monday 18th June).

We are instructed by the applicant, Mr Freddie Mather, to submit an appeal against this decision.

Seven departments were consulted as part of the application, each providing comments as follows:

Environmental Health (public health) – Recommended condition relating to asbestos within garage
Environmental Health (private housing) – Recommended condition to achieve 45dB (airborne) & 62dB (impact) sound proofing in line with Approved Document E standards for new builds
WSCC Highways – Considered proposals acceptable, no conditions suggested
Brighton and Hove City Council – No comments received
Waste Services – Recommended a standard collection service
Southern Water – Recommended informative for a new connection
Technical Services – Recommended condition to ensure suitable surface water soakaways are provided

These comments are attached as appendix to this letter.

Four neighbours provided representation for the application, comments consisted of the following:

- Parking provisions
- Building would look different
- Potential overlooking
- Noise during building works
- Loss of garden space

These comments are attached as appendix to this letter.

The case officer for the application, Mr Barnett, wrote to us as agents on Monday 4th June 2018. He expressed his inability to support this application and his intention to refuse the application for the following reason:
"The proposed extension and conversion of this property into two flats would be out of keeping with the predominant character and mix of dwellings in the area and could set an unfortunate precedent for future similar conversions, the cumulative effect of which would be to harm the character and appearance of the area, contrary to policies 15 and 20 of the Adur Local Plan and the relevant paragraphs of the National Planning Policy Framework."

We responded accordingly to this statement, highlighting our thoughts that both policy 15 and policy 20 had been adhered to within the proposal. Mr Barnett's response related to the principle of allowing houses to be converted into flats within the street, referring to policy 20 which states that flats are more suitable in town centre locations.

Our response highlighted the proximity of the development site to the Boundary Road shopping area and Portslade train station. Referring to the comment provided by WSCC at consultation for which Jamie Brown referred to the site as a sustainable location, within walking distance of public car parks and am array of public transport facilities.

We also highlighted to Mr Barnett that the majority of properties within the street would not be suitable for conversion and retain compliance with the Government's nationally described housing standards technical guidance. Mr Barnett commented that the floor area of each storey of the property could facilitate a conversion, however this did not take into account vertical movement through the building. Of course extensions could be proposed to increase the floor areas to meet compliance, however we consider few extensions in this area could do so without conflicting design and privacy policies. The development site at number 26 is unique in the sense it has a sizable portion of land to the side, which does not directly overlook or impact other neighbours.

The email thread is attached as an appendix to this letter.

To conclude, we feel that for the reasons outline above the proposal should be allowed on appeal. The project would provide an additional residential unit, on a brownfield site and in a sustainable location.

We trust sufficient information has been made available to both the LPA and inspector for this application to reach a decision, if however, any further information may be required we request the officer to contact us at their earliest opportunity.

We look forward to hearing from the officer in due course.

Sincerely,

Mr C Darby

BPM Architectural Services ltd
courtney@bpmnet.co.uk
01273 249058

Appendix One

Consultee responses

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	14/05/2018
LOCATION:	26, St Richards Road, Southwick, Brighton, West Sussex
SUBJECT:	AWDM/0551/18 Demolition of existing garage and construction of two storey extension, two rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom and 1 x 3 bedroom residential units. New bin and cycle store.
DATE OF SITE VISIT:	
RECOMMENDATION:	☐ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposals are situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The proposal would also not be anticipated to generate any significant increase in vehicle movements with respect to the existing residential use, and the peak usage times would not be expected to coincide with peak traffic levels in this area.

Jamie Brown
West Sussex County Council – Planning Services

--

Paul Willis
Waste Strategy Manager, Adur & Worthing Councils
Phone: 01273 263052
Email: paul.willis@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk
Address: AWCS, Commerce Way
Lancing
BN15 8TA



Adur & Worthing councils

Development Management

MEMORANDUM

To: Peter Barnett Application Number: AWDM/0551/18

Proposal: Demolition of existing garage and construction of two storey extension, two rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom and 1 x 3 bedroom residential units. New bin and cycle store.
Location: 26 St Richards Road Southwick Brighton West Sussex

Observations:

Peter

Thank you for the opportunity to comment upon this application, the proposed site lies within flood zone 1, appears to be unaffected by surface water flooding and has no history of flooding.

The applicant has indicated the intention to use soakaways for the disposal of surface water which is appropriate for this site. The applicant needs to assess if the use of soakaways is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location to ascertain if a soakaway will adequately empty. There appears from the drawings to be sufficient area to adequately site soakaways.

Therefore in the absence of any ground investigation details or detailed drainage details in support of the application we request that should approval for this large extension be granted it be conditional such that *'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'*

Soakage tests in accordance with DG 365 (2016) would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas.

Regards

Ken Argent

Adur & Worthing councils

Adur & Worthing Councils, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

Adur & Worthing councils

Development Management

MEMORANDUM

Technical Services FAO Ken Argent
Adur And Worthing Councils
The Town Hall
Chapel Road
Worthing
BN11 1HA

Our reference:	AWDM/0551/18
Please ask for:	Peter Barnett
Direct Line:	01903 221310
Date:	24th April 2018

Demolition of existing garage and construction of two storey extension, two rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom and 1 x 3 bedroom residential units. New bin and cycle store.

26 St Richards Road Southwick Brighton West Sussex

The above planning application was received on 23rd April 2018. Please may I have your observations on the above mentioned planning application within the next 21 days.

To view the application please click on the link below or copy and paste into the web browser. Applications can take up to 5 working days to appear.
http://planning.adur-worthing.gov.uk/online-applications/

G Peck

Gary Peck
Planning Services Manager

From: Paul Willis
Sent: 26 April 2018 10:04
To: Peter Barnett
Cc: Kate Woodcock
Subject: Fwd: Planning Application Consultation for 26 St Richards Road Southwick Brighton West Sussex
Attachments: ufm62.rtf

Flag Status: Flagged

Morning Peter,
This one can have a standard service using wheeled bins presented at the front for collection. No comments from me.

Regards
Paul

---------- Forwarded message ----------
From: <planning@adur-worthing.gov.uk>
Date: 24 April 2018 at 17:07
Subject: Planning Application Consultation for 26 St Richards Road Southwick Brighton West Sussex
To: paul.willis@adur-worthing.gov.uk

Please see attached planning consultation

From: Michael Lavender
Sent: 26 April 2018 12:17
To: Peter Barnett
Subject: AWDM/0551/18: 26 St Richards Road, Southwick

Flag Status: Flagged

Hi Peter,

I am a bit concerned about the stacking of the property, in having a kitchen and living area above and below bedrooms. I would therefore ask that a condition be placed on any permission requiring that the sound insulation between the separate dwelling achieves the Approved Document E standards for a new build property. I.e a minimum airborne sound insulation value of 45dB (DnTw + Ctr dB) and a maximum impact sound level of 62dB L' nT, W) This should be tested, and the test results demonstrating compliance with this condition should be provided to the planning authority prior to the new homes being occupied.

Kind Regards

Michael Lavender
Senior Environmental Health Officer, Adur & Worthing Councils
Phone: 01273 263343
Email: michael.lavender@adur-worthing.gov.uk
Website: Environmental Health
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

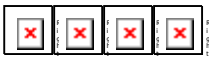
From: Bruce Reynolds
Sent: 29 April 2018 19:34
To: Peter Barnett
Subject: AWDM/0551/126 St Richards Road Southwick Brighton West Sussex BN41 1PA8

Flag Status: Flagged

Dear Peter

I echo Michael's comments about unsympathetic stacking, but otherwise no adverse PSH remarks
Regards

Bruce Reynolds
Private Sector Housing Manager, Adur & Worthing Councils
Phone: 01273 263098
Email: bruce.reynolds@adur-worthing.gov.uk
Website: www.adur-worthing.gov.uk/adur-homes
Address: Housing, Usually east wing, first floor
Portland House



Planning Services
Adur and Worthing Councils
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Developer Services
Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW

Tel: 0330 303 0119
Email: southernwaterplanning@atkinsglobal.com

Your Ref
AWDM/0551/18
Our Ref
PLAN-022782
Date
14/05/2018

Dear Sirs,

Proposal: Demolition of existing garage and construction of two storey extension, two rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom and 1 x 3 bedroom residential units. New bin and cycle store.
Site: 26 St Richards Road Southwick Brighton West Sussex BN41 1PA.
AWDM/0551/18

Thank you for your letter of 24/04/2018.

The applicant has not stated details of means of disposal of foul drainage from the site.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link https://beta.southernwater.co.uk/infrastructure-charges.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Yours sincerely,



Developer Services

Ward Eastbrook

AWDM/0551/18 26 St Richards Road Demolition of existing garage and construction of two storey extension, two 23/04/2018 Peter Barnett
Southwick rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom
Brighton and 1 x 3 bedroom residential units. New bin and cycle store.
West Sussex
BN41 1PA

Ward Marine Adur

AWDM/0527/18 75 Beach Green Single storey rear extension. 24/04/2018 Peter Barnett
Shoreham-By-Sea
West Sussex
BN43 5YE

Ward St Mary's

NOTICE/0006/18 5 West Street Application for permitted development for prior approval for change of use 27/04/2018 Peter Barnett
Shoreham-By-Sea from offices (Use Class B1) to 1no. 1 bedroom flat (C3).
West Sussex
BN43 5WF

Key:

Full Condition **Precautionary Condition** **Asbestos** **Precautionary condition and PFA informative**

Appendix Two

Neighbour representations

Comments for Planning Application AWDM/0551/18

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
To: planning@adur-worthing.gov.uk

21 May 2018 at 13:48

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:48 PM on 21 May 2018 from Miss Saffron Mccarthy.

Application Summary

Address: 26 St Richards Road Southwick Brighton West Sussex BN41 1PA

Proposal: Demolition of existing garage and construction of two storey extension, two rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom and 1 x 3 bedroom residential units. New cycle stores.

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Miss Saffron Mccarthy

Email: [redacted]

Address: 46 St Richards Road, Southwick, Brighton, West Sussex BN41 1PA

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Highway Access and Parking
- Privacy Light and Noise

Comments: We are currently suffering from lack of parking and have started an application for residents parking. Adding more housing will create further issues, alongside this loss of parking whilst work is carried out. Noise disturbance although short lived will cause issues to people in the area.

A completely different building in the street will stick out like a sore thumb and ruin the street aesthetics.

If this building is going back further than the line of original houses, which to fit the size of flat stated as largest being three bedroom it will block out light from gardens behind it and overlook on both sides causing privacy issues .

We cannot sustain extra parking in the street and already are parking past the industrial estate. And with Brighton seeking permit parking up to our road it will cause issues down the line

Comments for Planning Application AWDM/0551/18

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 20 May 2018 at 17:29
To: planning@adur-worthing.gov.uk

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:29 PM on 20 May 2018 from Mrs Lorraine Heath.

Application Summary

Address:	26 St Richards Road Southwick Brighton West Sussex BN41 1PA
Proposal:	Demolition of existing garage and construction of two storey extension, two rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom and 1 x 3 bedroom residential units. New bin and cycle store.
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Mrs Lorraine Heath
Email:	[redacted]
Address:	11 St Richards Road, Southwick, Brighton, West Sussex BN41 1PA

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking
Comments:	We are objecting to this proposal due to the current parking situation in the area. Since the new restrictions have been put in place in nearby Portslade streets (Brighton & Hove Council) it is almost impossible to park in St Richards Road at certain times of the day. Creating two new properties in place of one would potentially mean more vehicles and less space to park. Especially as the garage which is currently there will be demolished and the residents of the new flats would need to park on the street also. The parking situation has already been brought to the attention of the local councillor.

Comments for Planning Application AWDM/0551/18

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
To: planning@adur-worthing.gov.uk

18 May 2018 at 21:51

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:51 PM on 18 May 2018 from Miss eve james.

Application Summary

Address: 26 St Richards Road Southwick Brighton West Sussex BN41 1PA

Proposal: Demolition of existing garage and construction of two storey extension, two rear dormers and two front roof lights to facilitate conversion to 1 x 2 bedroom and 1 x 3 bedroom residential units. New bin and cycle store.

Case Officer: Peter Barnett

Click for further information

Customer Details

Name: Miss eve james

Email: [redacted]

Address: 23 St Richards Road, Southwick, Brighton, West Sussex BN41 1PA

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Highway Access and Parking
- Other
- Overdevelopment
- Privacy Light and Noise
- Trees and Landscaping

Comments: strongly object to this application. parking is a huge problem already in this road and a group of residents have already enquired about parking permits to our local councillor. parking space will actually be lost if this goes ahead and flats would of course generate multiple cars needing space. Both my lounge and children bedrooms would be overlooked by the properties leading to a lack of privacy. I can't even begin to imagine the noise and disruption that would be caused during the building of these flats, as stated parking is already at crisis point. Heavy machinery would certainly be a problematic addition to what is a quiet residential street. The sense of community within the street is slowly being eroded by the number of properties which are rented out (bought by property developers and people looking for quick profit on investment) and this would further add to this. the house has a well developed garden with mature trees which I'm sure would be destroyed, wildlife would surely be affected, particularly the slow worm population and foxes. My last concern is that although the property has only recently been given a lick of paint previously it was in state of relative

disrepair for many years... would the owner allow this to happen to flats being built?

Appendix Three

Case officer email thread

Courtney Darby

From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 07 June 2018 14:45
To: Courtney Darby
Subject: Re: AWDM/0551/18 - 26 St Richard's Road, Southwick

Courtney

I measured the floor areas as being around 40sqm per floor which would meet the standards for a small 1 person 1 bed flat if converted, so I disagree that other properties could not follow the precedent set if this application was approved.

I shall therefore be refusing the application as previously advised and shall issue the decision next week.

regards

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

On 4 June 2018 at 16:51, Courtney Darby <courtney@bpmnet.co.uk> wrote:

> Hi Peter,
>
> Thanks for your prompt reply, always appreciated.
>
> The site is about a 15 minute walk to Portslade station, the Boundary Road area is abundant with public transport links and various shops. Jamie Brown noted this in the WSCC consultation so am surprised you wouldn't consider it suitable for flats.
>
> I appreciate your concern over setting a precedent in the street, however this site is reasonably unique in the sense that it benefits from the large gap between the end of the terrace and the boundary so I wouldn't have thought many (if any) other properties would be able to meet the minimum space standards without compromising either the internal layout or the overall design of the proposal.
>
> Best wishes

Kind regards,

Courtney Darby

BPM Architectural Services Ltd

33 Stoneleigh Avenue, Brighton, BN1 8NP

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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 04 June 2018 13:10
To: Courtney Darby <courtney@bpmnet.co.uk>
Subject: Re: AWDM/0551/18 - 26 St Richard's Road, Southwick

Courtney

My main concern is with the principle of allowing houses to be converted to flats in this street, the cumulative impact of which would change the character of the street. Policy 20 states that flats are more suitable in town centre locations.

Regards

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

On 4 June 2018 at 12:03, Courtney Darby <courtney@bpmnet.co.uk> wrote:

Hello Peter,

Thank you for your reply and letting us know your thoughts, which we are of course disappointed and perplexed to receive.

In terms of policy we felt that the accommodation mix provided was in line with the requirements of policy 20, which clearly identifies infill developments should consist of 2-3 bedrooms – in this instance we are proposing one, two bedroom unit and one, three bedroom unit. With regard to policy 15 the prevailing character of the area would be retained, architectural features from the host property have been replicated and the extension itself set back so as to ensure a break in the street scene is maintained.

Does your reasoning relate to the principle of the conversion to form two units rather than being a design issue with the proposal? Our client may be willing to amend the drawings if we could agree a mutually acceptable scheme?

Whilst we appreciate the large scale developments such as New Monks Farm bring much needed housing to the authority in abundance the smaller infill developments such as these do offer further market housing on brownfield sites.

Kind regards,

Courtney Darby

BPM Architectural Services Ltd

33 Stoneleigh Avenue, Brighton, BN1 8NP

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From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 04 June 2018 10:20
To: Courtney Darby <courtney@bpmnet.co.uk>
Subject: Re: AWDM/0551/18 - 26 St Richard's Road, Southwick

Dear Courtney

I am afraid that I am unable to support this one and am intending to refuse it for the following reason:

"The proposed extension and conversion of this property into two flats would be out of keeping with the predominant character and mix of dwellings in the area and could set an unfortunate precedent for future similar conversions, the cumulative effect of which would be to harm the character and appearance of the area, contrary

to policies 15 and 20 of the Adur Local Plan and the relevant paragraphs of the National Planning Policy Framework."

Please let me know if you wish to continue to a refusal or withdraw the application.

Thanks

Peter Barnett
Principal Planning Officer, Adur & Worthing Councils
Phone: 01903 221310
Email: peter.barnett@adur-worthing.gov.uk
Website: http://www.adur-worthing.gov.uk
Address: Development Management, Portland House, 44 Richmond Road, Worthing, BN11 1HS

On 29 May 2018 at 11:41, Courtney Darby <courtney@bpmnet.co.uk> wrote:

Hello Peter,

I hope you are well?

I am writing regarding the application we currently have on going at 26 St Richard's Road, for the construction of a side extension and division to form two units. I just wanted to touch base with you as we are nearing the determination deadline.

I trust you've been able to gain access to the site, if not please do let me know if we can assist with arranging this. We'd welcome your thoughts on comments on the proposal at your convenience.

Kind regards,

Courtney Darby

BPM Architectural Services Ltd

33 Stoneleigh Avenue, Brighton, BN1 8NP

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