Development Management – Delegated Officer Report

Application Number: AWDM/0076/23 **Recommendation: Approve**

Site: **Longcroft, Southdown Road, Shoreham-by-sea**

Proposal: **Proposed bin store on western boundary**

Date of Site Visit: 23 January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application relates to a three storey block of flats on the corner of Southdown Road and Hebe Road. The site abuts the Shoreham Conservation Area on its northern and eastern boundaries. The property has vehicle access to garages and parking spaces off Southdown Road just south of No. 11. Bins are currently stored on the western boundary, adjacent to a wall on the boundary with Rope Walk.

It is proposed to construct a covered bin store on the western boundary measuring 5.1m by 4.1m and 2.4m tall. It will have a shallow monopitched roof with profiled metal or plastic sheeting. Its walls will be constructed of horizontal timber boarding with steel mesh openings for ventilation around the top of the building. It will be positioned adjacent to the boundary wall to the west, directly behind an electricity sub station fenced compound to the south. It will sit alongside the western end of Longcroft where there is a blank wall on the ground floor, with a first and second floor opening towards the south of the elevation. The area is hardsurfaced and contains no landscaping currently.

Planning History:

AWDM/1650/20 - Bin store to north east corner adjacent to vehicular access - refused due to its prominent position and loss of vegetation, resulting in harmful impact on setting of Conservation Area, plus harm to amenities of residents in Longcroft and 11 Southdown Road.

Consultations:

None

Representations

Objection received from the occupier of 24 Longcroft:

Objection due to noise, disturbance, smells, appearance, loss of privacy due to constant traffic using bins alongside my property, rodents, health concerns. Overlooking unsightly area.
As a resident my flat is very close to the bin locations - my kitchen, bedroom and bathroom back onto the bins area. I have major concerns about the current location of the bins which we as residents have been raising concerns with our freeholders for quite some time.
The bins are a constant nuisance , noisy , messy, unsightly and a health and environmental concern. Currently my flat and several others are infested with black flies that I cannot get rid of , this has been for several months now . Today I picked up filthy rubbish yet again that spills out of them. The site around the bins is constantly dirty . The noise levels of constant lids slamming day and night is unacceptable, the smell and flies , rodents, seagulls etc is a health concern. Recently there were maggots in one of the bins.
These bins should be in an enclosed locked storage , away from the windows, there is an ideal spot where our 'visitors' spaces are .
This would eradicate many problems , including flytipping, rogue vans coming in late at night filling up our bins, foxes etc .
Also we pay a huge fee for the bins to be wheeled out weekly to the roadside by an agent. This is unfair and unnecessary. Also a health and safety issue for that agent pulling huge bins quite some distance around the car park. He also has to clean up excessive amounts of disgusting rubbish every week.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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

The proposed bin enclosure is considered to be in a better location than the previous application. It will be screened from Hebe Road by the substation compound and will have no impact on the Conservation Area. However, it will be visible from Rope Walk, with the top of the enclosure being 1.3m taller than the boundary wall. There is concern that its appearance will be unsightly and further screening on top of the wall was considered. However, as it will sit adjacent to a substation compound and will have only a limited visual impact in the wider street scene, it is considered to be acceptable, particularly as it will hide bins from view.

Residential amenity

The bin store will sit to the side of the block of flats and will not be in direct line of sight for residents of the flats. Upper floor flats will be able to view the store from their windows at a higher level but this is not considered to be harmful to their amenity and it is an improvement on the existing, uncovered arrangement.

To the west, 5 Hebe Road has a blank side elevation, and is separated from the site by Rope Walk. It is not considered to be adversely affected by the proposal. To the north, Elder Cottage in Rope Walk is separated from the site by a tall fence and the enclosing of the bins, moving them slightly further from the northern boundary, is an improvement for that property.

The previous application explained that "*The bins are currently stored to the very western side of the site next to the wall forming the boundary with Rope Walk. The bin collection people will not enter the site so someone has to move the bins on collection day to the entrance by Southdown Road. If the bins are stored near the entrance then the Council will collect them from the store.*
In addition the bins smell during the summer and the flat owners particularly in flats 23 to 28 would like them moved away from their flats".

The current proposal keeps the bins on the western boundary so they will still have to be moved to the entrance in Southdown Road on collection day. However, the applicant's agent has explained that the freeholder has continued to receive complaints from several leaseholders about noise, smells and mess from the bins and the proposal seeks to address those concerns. By enclosing the bins there should be a significant reduction in odour, noise and scattered rubbish.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation Y

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: 24 February 2023

Authorised by: Gary Peck Date: 24 February 2023