



Communities Directorate

17 October 2014

Adur Planning Committee

Date: Monday 27 October 2014

Time: 7:00pm

Venue: Council Chamber, Civic Centre, Ham Road, Shoreham-by-Sea

Committee Membership: Councillors Brian Boggis (Chairman), Mike Mendoza (Vice-Chairman), Carol Albury, David Donaldson, Emma Evans, Peter Metcalfe, Geoff Patmore and Ben Stride

NOTE:

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail heather.kingston@adur-worthing.gov.uk **before noon on Friday 24 October 2014.**

Agenda

PART A

1. Declarations of Interest / Substitute Members

Members and officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

Members and Officers may seek advice upon any relevant interest from the Monitoring Officer prior to the meeting.

Any substitute members should declare their substitution.

2. Confirmation of Minutes

To approve the minutes of the Planning Committee held on 29 September 2014, which have been emailed to Members.

3. Items Raised Under Urgency Provisions

To consider any items the Chair of the meeting considers urgent.

4. Planning Applications

Reports by the Director for Customer Services, attached as Item 4.

5. Public Question Time

Members of the public are invited to ask questions or make statements about any matter for which the Council has a responsibility or which affects the District. The Chairman has discretion to limit questions and statements to general policy unless in relation to matters on the remainder of this agenda.

PART B – Not for Publication – Exempt Information Reports

None

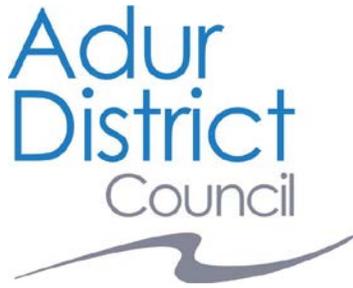
For Democratic Services enquiries relating to this meeting please contact:

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heather.kingston@adur-worthing.gov.uk

For Legal Services enquiries relating to this meeting please contact:

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Duration of the Meeting: Four hours after the commencement of the meeting the Chairperson will require the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.



**Planning Committee
27th October 2014
Agenda Item 4**

Ward: ALL

Key Decision: Yes / No

Report by the Director for Customer Services

Planning Applications

1

Application Number: AWDM/1001/14 Recommendation – APPROVE

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

Proposal: 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

2

Application Number: AWDM/1127/14 Recommendation – REFUSE

Site: 6 High Street, Shoreham-By-Sea

Proposal: 4no. studio flats within new mansard roof at 2nd floor level and associated works to 1st floor and replacement enclosed access staircase at 6-8 High Street

Application Number: AWDM/1001/14

Recommendation – APPROVE

Site: 64 Old Fort Road, Shoreham-By-Sea
West Sussex, BN43 5HA

Proposal: 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.

Applicant: Mr Richard Brownlow-Davies
Case Officer: Peter Barnett

Ward: Marine



Not to Scale

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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 plot measures 15.5ms wide, as scaled from the submitted Block Plan, and 47ms deep. The existing bungalow is unusual in that it is set forward of the neighbouring dwellings by some 16ms. It is proposed to demolish the existing dwelling and to construct a single, detached, 2 storey, 5 bedroom flat-roofed dwelling. A timber decked roof terrace is to be provided on top of the flat roof. A detached flat-roofed garage is to be constructed 6ms in front of the dwelling, linked to the new house by a covered pergola.

The dwelling would measure 12.4ms wide, 12.4ms deep and 7.2ms high. It will have a contemporary flat-roofed appearance, with rendered walls and boarded panels on the front elevation. It will not have a 'box' design due to its irregular shape with curved walls and set backs at front and rear. A small balcony is proposed at the rear at first floor level in the south east corner.

The south side of Old Fort Road contains predominantly larger detached dwellings, compared with the north side. To either side of the site there are 2 storey dwellings with pitched roofs.

The application was originally for a 3 storey dwelling but, following concerns at its height, it has been amended to 2 storeys.

Relevant Planning History

None

Consultations

West Sussex County Council: The Highways Officer has no objection. The proposed dwelling is to replace the existing bungalow. Whilst minor alterations may be proposed to the car parking and on-site turning, the access onto the public highway is to remain as it is. In terms of vehicular movements, the proposed dwelling is unlikely to result in any material increase or any detrimental impact. Providing the proposed car parking does not exceed the WSCC Maximum Standards, no highway concerns would be raised.

Environment Agency: No objections to the proposal as submitted. They consider that the proposal for a replacement dwelling will provide a betterment in terms of flood risk protection through the addition of upper floors and raised finished floor levels.

Representations

1 letter received from the occupier of 75a Old Fort Road stating that they have no objection to the revised design. The building will be more attractive and well balanced than originally proposed and will sit comfortably between the adjoining properties.

1 letter of objection received from the occupier of 116 Old Fort Road. The roof terrace will overlook adjacent properties. Insufficient parking. New house is moved in alignment with neighbours' houses so garage should also not project forward of neighbour's garages.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats'

'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)

West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2010)

The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)

National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The site is located within a residential part of the built-up area and is not identified or allocated for any particular use or development in the Local Plan. The proposal comprises replacing an existing dwelling within the built up area and can be supported in principle. Any development should respect the character of the local area and be acceptable in terms of residential amenity.

Visual amenity and character

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 not in keeping with the dwellings to either side but its scale and height is considered to be sympathetic to those

buildings. The top of the new building will actually be lower than the ridge heights of the dwellings on either side. Furthermore, there are examples of this style of dwelling elsewhere on this side of Old Fort Road and it is not considered that it will harm the character of the street scene.

Many properties have extended forward or have built outbuildings and garages in the front garden. No.142 has a garage extension at the front, No.110 has a detached garage in the front garden approximately 10ms from the road while No.88 has recently been granted permission for a front extension projecting to within 11ms of the pavement. Consequently, while the proposed new garage will project forward of other garages in the vicinity, it will not appear unduly intrusive in the street, being 12ms from the road and in a similar position to the existing bungalow on the plot.

The proposed roof terrace consists of a decked area in the centre of the roof with 1.8m high glazed screens to the east and west sides. Much of the screens will sit below the roof parapet leaving a height of only 0.7m visible. The screens will not run across the front or rear and their visual impact is considered to be minimal. Consequently, the house will have a 2 storey appearance which will not appear unduly prominent or out of place in the varied street scene of Old Fort Road.

Residential amenity – for proposed dwellings

The proposed dwelling will have up to 5 bedrooms, all of which meet the Council's space standards. The floor plans suggest that 2 of the bedrooms could be used as study rooms if necessary. The overall floor area of the dwelling comfortably exceeds the Council's minimum standard of 106sqm for a large dwelling. The rear garden area of 136sqm also exceeds the standard of 100sqm for large dwellings. The house will also enjoy a roof terrace of 7ms by 6ms. There are therefore no concerns with the standard of accommodation to be provided for the proposed occupiers.

Residential amenity – effect on existing dwellings

The new house will 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 gable, with only one side window at first floor which will not suffer a serious loss of light due to its position close to the rear of the dwelling which will continue to receive sunlight. There are 2 small windows at the side of No.66 to the east, plus a first floor conservatory at the rear. The design of the new dwelling incorporates a recess at the rear/side closest to the conservatory to help reduce any loss of light to that room. A balcony is proposed in this corner of the dwelling which will have a 1.8m high screen to prevent any loss of privacy to the conservatory.

The proposed roof terrace will also have side screens to prevent overlooking to the sides and its central position on the roof means that views down towards neighbours is restricted. No loss of privacy is anticipated. All side windows are to be obscure glazed.

The new garage will be forward of, but adjacent to, the garage at No. 62 and will not cause any loss of light or outlook.

Accessibility and parking

The dwelling will be served by the proposed double garage and 2 parking spaces in the front garden. The Highway Authority has no objection to the proposal.

Flood Risk

The site lies within an area of flood risk. The applicants are proposing to raise the ground floor level of the dwelling by 0.7m above the existing ground level to prevent flooding of the dwelling. The Environment Agency has no objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Samples of external materials to be submitted
3. Obscure glaze 1st floor side windows
4. Parking spaces to be provided
5. Cycle parking to be provided
6. Removal of PD rights for Classes A, B, C, D and E
7. Construction Management Plan including dust suppression
8. Landscaping
9. Foul and surface water drainage to be submitted and approved
10. Refuse storage details to be submitted and approved
11. Balcony screen to be provided and no other part of flat roof to be used as roof terrace
12. To be built in accordance with FRA
13. Approved plans

27th October 2014

Application Number: AWDM/1127/14

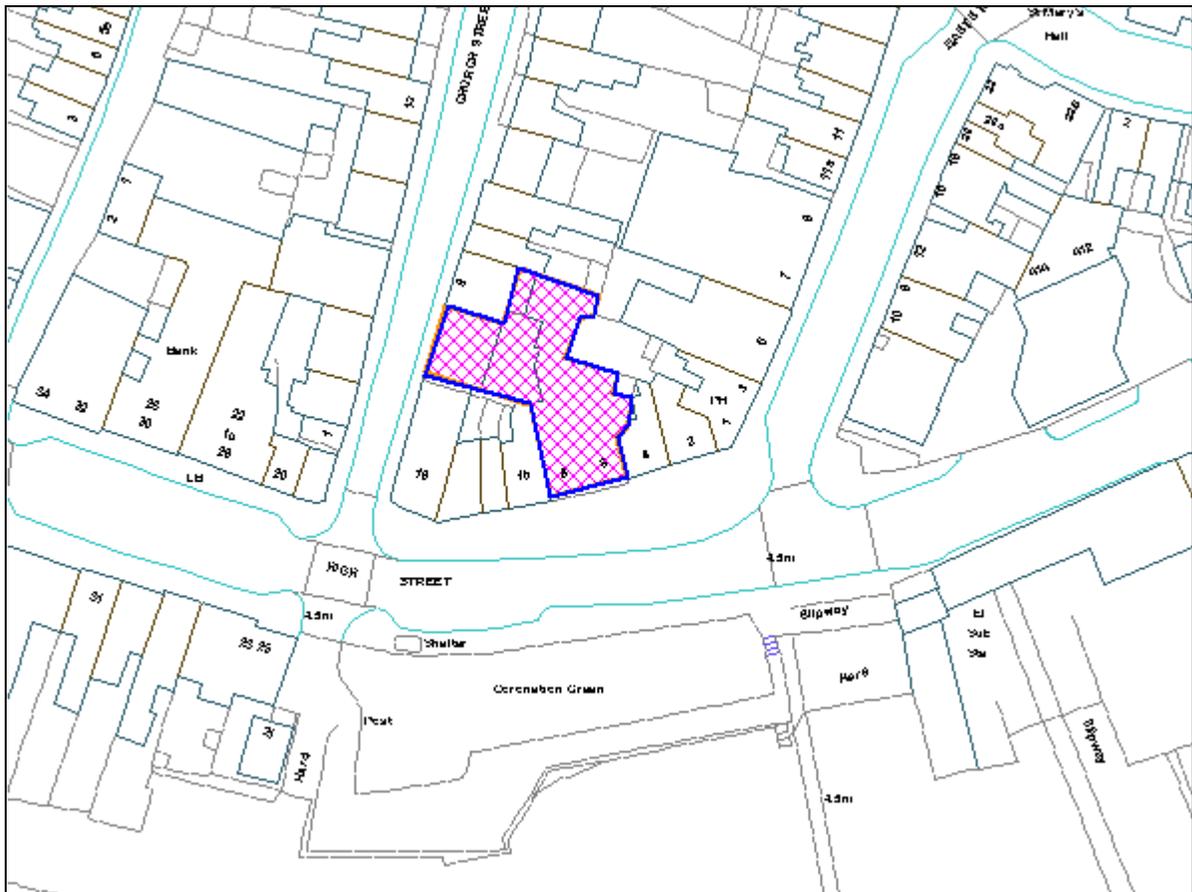
Recommendation – REFUSE

Site: 6 High Street, Shoreham-By-Sea, West Sussex, BN43 5DA

Proposal: 4no. studio flats within new mansard roof at 2nd floor level and associated works to 1st floor and replacement enclosed access staircase at 6-8 High Street

Applicant: Mr Darren Baker
Case Officer: Peter Barnett

Ward: St Mary's



Not to Scale

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Proposal, Site and Surroundings

The application property is a two storey flat-roofed building in the Shoreham Conservation Area which faces Coronation Green. It has a shop and café on the ground floor with offices at first floor. The first floor has recently been granted prior approval for conversion to four flats (reference NOTICE/0004/14). The building sits between a 3

storey flat roofed building to the west and a 3 storey pitched roof building to the east. It is tile hung at first floor and its flat roof, plain character and low height results in an unsympathetic appearance in the wider context of the High Street.

It is proposed to construct a pitched mansard roof extension at second floor with four lead roof dormer windows to match the window alignment on the first floor. The extension will accommodate an additional four flats. The new roof will be finished in slate while the first floor façade is to be re-clad in coloured weather boarding. The existing first floor windows will be replaced with coloured sliding sash windows from the Rehau range.

At the rear, an existing external access staircase which is enclosed by corrugated metal is to be replaced with a new staircase within rendered masonry supporting the new roof above.

Relevant Planning History

NOTICE/0004/14 – Application for permitted development for prior approval for change of use of offices on first floor of Nos.6-8 High Street to 4 residential units – approved

Consultations

West Sussex County Council: The Highway Officer has no objection. No highway capacity concerns would be raised to the formation of 4 flats in this location as it would not be anticipated to have a material impact on the local highway network. He anticipates that a development of 4 flats in this location would attract the demand for 5 vehicle car parking spaces. A zero parking provision is proposed. It would be difficult to substantiate that this would create a highway safety issue due to the sustainable location of the site and existing on street car parking restrictions where inappropriate car parking could cause a highway safety issue. There may however be implications towards on street car parking amenity and he advises that the district consider this and advise a car parking capacity survey be conducted if it is believe there could be a parking amenity concern.

Ideally secure and covered cycle parking large enough to store one cycle per new studio flat should be included. A communal store may be considered more appropriate in this location and therefore the provision should be large enough to store at least 2 cycles for the 2nd Floor Flats.

A sustainable transport contribution of £2,400 is required.

Adur & Worthing Councils: The Environmental Health Officer advises that the High Street façade of the property will be affected by traffic noise and in addition the High Street is an AQMA. There are no objections in principle but if this application is granted it should be on condition that a whole house ventilation system and acoustic glazing are installed in the studio flats facing the High Street, details of which should be submitted

and approved prior to installation. Oxides of Nitrogen exceed the objective level for this pollutant in the High Street and any whole house ventilation system for the property, required as part of the noise mitigation measures, should draw air at the rear of the property or at roof level. Pollution levels fall as you move away from the road and this should ensure cleaner air is entering the building.

Conservation Advisory Group: Approve

Representations

None received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AB4

'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)

National Planning Policy Framework (CLG 2012)

West Sussex Parking Standards and Transport Contributions Methodology (WSSCC 2003)

West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSSCC 2010)

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Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The application proposes an extension to an existing building to provide additional residential accommodation and is acceptable in principle subject to consideration of the impact on the character and appearance of the Conservation Area, the impact on residential amenity and consideration of the standard of accommodation to be provided.

Visual amenity

The existing building has an incongruous appearance in the street scene, with its utilitarian design and lower, flat-roofed form being out of character with the generally taller forms in either direction along the High Street. The addition of a mansard roof would bring the building height into line with its immediate neighbours and would give the building more of a presence in the street. Furthermore, the replacement of the windows and the re-cladding of the first floor will enhance the overall appearance of the building and, by association, will enhance this part of the Conservation Area.

At the rear, the removal of the existing unsightly staircase and its replacement with a more integrated design, would also improve the overall building and provide a more satisfactory access to the upper floors of this building.

Residential amenity – proposed occupiers

The development will result in 4 studio flats of between 34sqm and 36sqm in area. This exceeds the 32sqm minimum area as set out in the Council's Standards. No external amenity space will be provided but this is common to town centre developments such as this where external space is limited.

Residential amenity – existing occupiers

The extension will sit between the taller buildings on either side and will project to the rear over the existing flat roof by 11m beyond the rear of 4 High Street which contains a flat on its upper floor. It is considered that the depth and height of the new roof (3.2m above the level of the existing flat roof) will lead to an increased sense of enclosure and a loss of light and outlook for the flat occupiers.

Furthermore, the new roof will contain 4 new windows at the rear, the nearest of which will be just 7m from the rear of 5A East Street, a ground floor flat which currently enjoys a relatively secluded courtyard garden. While not directly overlooking rooms in that property, it is considered that the loss of privacy to the private garden is unacceptable as it would materially affect the amenities of an existing residential property. The impact will be exacerbated by the new windows shown at first floor level, some of which were not included in the original Prior Approval application and which will need to be subject of a new Prior Approval application.

It is acknowledged that in town centres, development is much closer to other properties than in suburban areas and the usual space standards may not always apply. There are a number of different forms of extension at the rear of the buildings in the High Street, East Street and Church Street, and a number of windows facing each other. However, it is considered that the scale and depth of the proposed roof extension at No. 6 High Street would be more intrusive than others in the area and would have a harmful impact on the residential amenities of neighbouring occupiers.

Parking and Access

No parking is to be provided on site due to the lack of space available in this town centre site. However, the site is in a sustainable location with public transport available and a number of public car parks in close proximity. It is not therefore considered that an objection on the grounds of a lack of parking provision can be sustained on this occasion. Should permission be granted a sustainable transport contribution of £2,400 is required.

Recommendation

REFUSE for the reason:-

The proposed roof, by reason of its height and length of projection to the rear, would result in an overbearing and unneighbourly extension which would cause an increased sense of enclosure, loss of light and outlook, overlooking and a loss of privacy to adjoining occupiers. The proposal would therefore be contrary to saved policies AG1 and AH2 of the Adur District Local Plan and to the relevant policies of the National Planning Policy Framework.

27th October 2014

**Local Government Act 1972
Background Papers:**

As referred to in individual application reports

Contact Officers:

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Principal Planning Officer
Portland House
01903 221310
Peter.barnett@adur-worthing.gov.uk

Schedule of other matters

1.0 Council Priority

- 1.1 As referred to in individual application reports, the priorities being:-
- to protect front line services
 - to promote a clean, green and sustainable environment
 - to support and improve the local economy
 - to work in partnerships to promote health and wellbeing in our communities
 - to ensure value for money and low Council Tax

2.0 Specific Action Plans

- 2.1 As referred to in individual application reports.

3.0 Sustainability Issues

- 3.1 As referred to in individual application reports.

4.0 Equality Issues

- 4.1 As referred to in individual application reports.

5.0 Community Safety Issues (Section 17)

- 5.1 As referred to in individual application reports.

6.0 Human Rights Issues

- 6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

7.0 Reputation

- 7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

8.0 Consultations

- 8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

9.0 Risk Assessment

9.1 As referred to in individual application reports.

10.0 Health & Safety Issues

10.1 As referred to in individual application reports.

11.0 Procurement Strategy

11.1 Matter considered and no issues identified.

12.0 Partnership Working

12.1 Matter considered and no issues identified.

13.0 Legal

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

14.0 Financial implications

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.