Development Management – Delegated Officer Report

Application Number: AWDM/0759/25 Recommendation: APPROVE

Site: 97 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Application to Vary Condition 1 (Approved Plans) and Condition 3 (no additional openings) of previously approved AWDM/1139/23. Increase in overall height to 2.8m. ORIGINAL DESCRIPTION Single Storey Garden Building (2.5m high).

Date of Site Visit: 7th July 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The general character of Old Fort Road is an eclectic mix of properties of various scale, design and finish. The site has recently been redeveloped with a two storey, four bedroom house granted under AWDM/0037/23. Bedrooms are to the ground floor and living space and balcony to the first floor on the southside.

The site is unusually long with a rear garden which was extended historically and originally was the rear section of a neighbouring garden in Winterton Way. It is therefore longer than the properties on either side in Old Fort Road.

Permission was granted for a flat roof, single storey garden building 2.5 metres high under AWDM/0037/23. This was almost the width of the site, adjacent to the rear boundary. The approved plans showed glazing and doors to the front elevation. The building was described in the application as a home, gym and cycle store with a shower room. Composite cladding was proposed. The attached conditions limited the use of the building as ancillary with cycle storage provision at all times. Also restricting any openings on the east, west and north elevations.

The current application seeks consent to vary the approval for the outbuilding. Condition 1 (Approved Plans) and Condition 4 (No additional openings). The building proposed is the same footprint, and layout. It is 0.3 metres higher at 2.8 metres. Solar panels are proposed to the roof on the front section nearest the host dwelling. High level openings are proposed on both the side elevations and doors and glazing to the front facing the garden of the host dwelling.

Representations: - Objections have been received from the owner/occupiers of nos. 3 and 5 Winterton Way raising the following matters: -

- Height of solar panels
- Unacceptable view of solar panels from garden
- Already solar panels on the house, garden building should be run off existing panels.
- The foundations are very close to the boundary wall, insufficient space to rebuild or repair our wall.
- There is no access to the back of the building for maintenance.
- We objected to the previous building, this will be higher than the boundary fence.
- Overbearing impact on house and garden.
- They should not add solar panels and instead use the existing ones on the very high extension of the house.

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 (December 2024)
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.

A garden building has been permitted at this site under AWDM/1139/23. Consideration here is given to the changes to this building in this case which is the increased height, solar panels and windows to the side elevations. The building remains 7.4 metres wide and 3.6 metres in depth. The building is labelled on the plans as a home gym and cycle store with shower room, unchanged from the previous approval.

Visual amenity

As previously considered the building will not be visible within the street scene. It will be visible from neighbouring properties only. A flat roof, ancillary garden building such as this is not uncommon within a residential locality some of which are visible from the application site. Its ancillary nature will limit any associated activity which could harm the character of the locality. Composite boarding will be an acceptable finish and complements the newly completed, contemporary dwelling. The increased

height and installation of solar panels does not alter this assessment. The impact upon the character of the building and surrounding locality will not be such to warrant a refusal in this case.

Residential amenity

As previously considered, the unusual size, shape and positioning of the site give rise to the building not being in close proximity to adjacent neighbouring properties therefore not resulting in any harm in terms of overbearing impact, loss of light or privacy. The impact will be to adjacent gardens, there are no dwellings in close proximity. The height of the building is 2.8 metres and with the solar panels the maximum height is 3.9 metres. This is not dissimilar to the height of the pitched roof outbuilding in the rear garden of the neighbouring dwelling to the north of the site which does not appear to have any adverse impact upon adjacent occupiers despite being visible.

The nearest neighbouring dwelling to the proposed building is 18 metres away. It is acknowledged that there will be views of the building and the solar panels from adjacent gardens yet this would not be sufficient justification for a refusal here. The use of green energy is also welcomed in this case.

The side windows proposed are small and are adjacent to the boundary fences which are approximately 2.4 metres high. The plans show the top of the windows at 2 metres with cill height at 1.6m. The shower room window on the west side is to be obscure glazed. No overlooking will occur. These windows are also not in close proximity to adjacent dwellings.

As before a condition is attached to ensure that the building will remain ancillary to the main dwelling for use of the household only to avoid any activities or intensification of use which would impact upon local residents. The use of the building as cycle storage is also conditioned to meet the requirements set out in the planning consent for the dwelling, to ensure secure cycle storage is provided for the occupiers.

As stated in the previous assessment the matter of building maintenance is not a planning consideration. The plans show the building set in from the boundaries on all sides and no encroachment will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. No additional openings other than those hereby permitted on the west, east or north elevation of the outbuilding.
5. The building shall be ancillary use only with cycle storage provision at all times.

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: Hannah Barker Date: 15th July 2025

Authorised by: Peter Barnett Date: 15 July 2025