EXISTING OUTBUILDINGS

3 MILL ROAD,

FISHERSGATE

BRIGHTON BN41 1PD

DESIGN AND ACCESS STATEMENT.

Dated. May 2025

Prepared by.

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1. **The Development.**

This application is for the Retrospective Approval and retention of 2 previously constructed, conjoined outbuildings on the site, as shown in Photo's numbered 1-4 below.



PHOTO 1. EXISTING OUTBUILDINGS VIEWED FROM NORTH-WEST.



PHOTO 2. EXISTING BUILDING B VIEWED FROM THE NORTH.

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PHOTO 3. EXISTING BUILDING B VIEWED FROM THE WEST.



PHOTO 4. INTERNAL VIEW OF LINK BETWEEN EXISTING BUILDINGS A AND B.

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2. Planning History.

There is no relevant formal Planning History concerning this development.

The Application is made in response to communication from Vanessa Green, the Planning Enforcement Officer from Adur and Worthing Council.

Ms. Green initially wrote to the Owner / Applicant on 12th.November 2024 under reference AWEN/0234/24 with an enquiry regarding the purported construction of an outbuilding on the site without the necessary Planning Consent.

Correspondence between Ms.Green and the Owner/ Applicant subsequently ensued which sought to demonstrate that outbuildings had been present in the location on the site historically and that the works involved had been just a repair and re-instatement of 2 existing buildings.

Following this exchange of information it was resolved that, in order to regularise the situation that a Full Retrospective Planning Application be made as soon as possible.

The Owner /Applicant agreed to prepare this Application in April 2025, as represented by this current Application.

It is noted that Ms.Green stated in her email dated 11th.December 2024 that she had consulted the Principal Planning Officer in regard to the case and that they had “not raised any specific concerns having seen the photos and comments”.

It is within this context and in good faith that the Application is made.

3. Site History.

In order to assist in understanding the history of the site, the Applicant provided a chronological commentary in their email to Ms.Green on 5th.December 2024.

The following is a precis of that commentary, with appropriate images.

The nature, history and use of the site has evolved over time, the earliest records being from 1893 when a Chapel was present on the north side of the site. It can be seen from the site plan of the time, shown in Photo 5 below that a structure was present against the boundary in the south-east corner of the site from these early days.

In later years repair and refurbishment has taken place, however the nature of the base buildings have not fundamentally changed, having been present for some 30 years. Nor have the buildings been fully replaced as they have been in ongoing use since that time.

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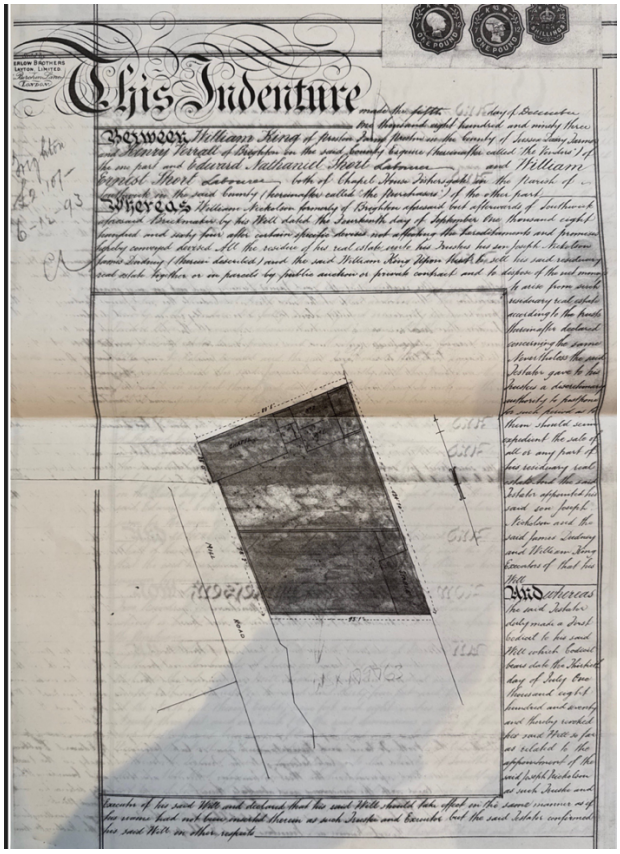

PHOT0 5. MAP OF THE SITE IN 1893 – structure in south-east corner.

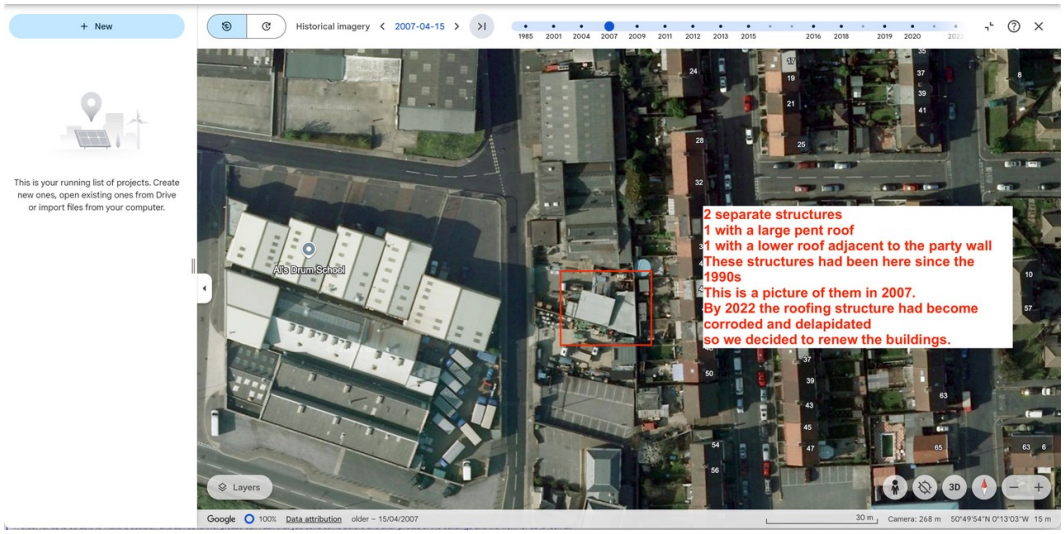

PHOTO 6. Aerial view in 2007 – single contiguous building in 2 parts with pitched and flat roofs.

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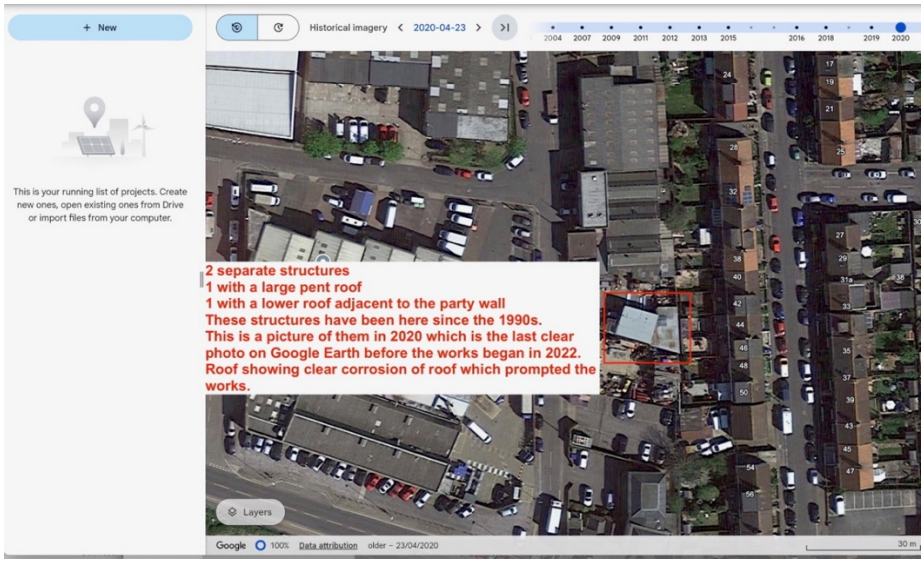

PHOTO 7. Aerial view in 2020- Pre-Existing arrangement with deteriorated roofing.

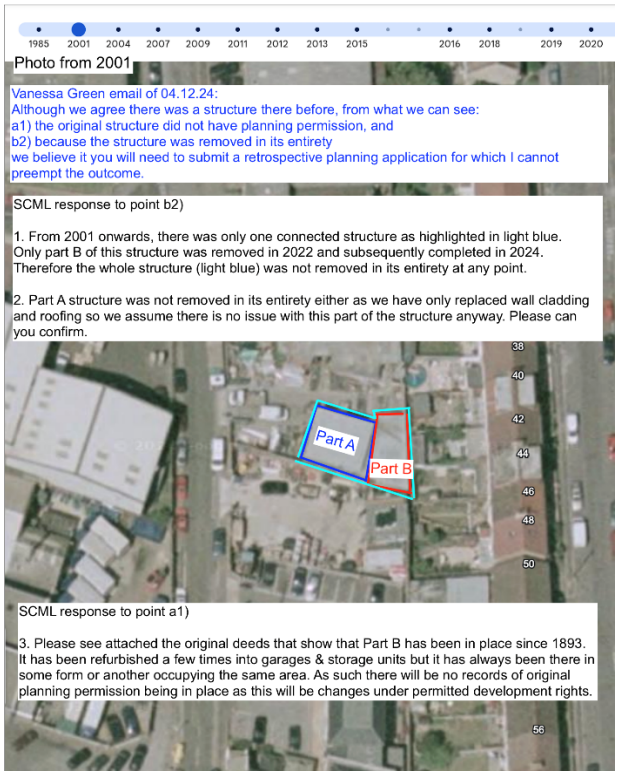

PHOTO 8. Aerial View of Existing Buildings with refurbishment completed in 2024.

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4. Site in Context.

The site at 3 Mill Road lies on the eastern edge of an industrial estate in Fishersgate, bounded to the north by Eastbrook Road, to the South by Fishersgate Terrace and to the west by George Street.

Outside of this localised estate comprises primarily residential development.

Immediately to the east of the site are the rear gardens to the dwellings facing St.Richards Road. On the west side of St.Richards Road the dwellings are mainly 2 storey terraced houses.

It is noted that being on the edge of the industrial estate to the west the majority of the houses look out onto the commercial buildings running in a north-south direction on the eastern edge of the industrial estate, including number 3 Mill Road. Most buildings are located immediately on the western boundary of the rear gardens. Examples of their outlook are shown below.



PHOTO 9. Outlook beyond numbers and St.Richards Road

The refurbished buildings on the boundary of 3 Mill Road are significantly lower than the general roofscape, and therefore cannot be considered detrimental to the rear views of the houses in any respect.

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PHOTO 10. Outlook beyond number 50A St. Richards road.
Showing outbuilding on the western boundary wall.



PHOTO 11. Outlook beyond number 8A St.Richards road.

Cont.



PHOTO 12. Rear of St. Richards road terrace showing rear gardens and distance to Building B

Most of these buildings are higher than the buildings which for the application is made, being a mixture of flat roofs and pitched roofs rising to a height of some 6 metres above ground.

Certain properties, for example numbers 50A and 44 St.Richards Road have single storey buildings built against their western garden boundaries which are of similar height to Building B and therefore mask any visual impact of the development.

It is therefore considered that industrial units are part of the local context and outlook , and that the subject development is entirely in keeping with this landscape.

As the rear elevations of these properties are some 11 metres away from the site, there can therefore be no detrimental impact to the houses facing St.Richards Road by way of overlooking, loss of privacy or impact upon natural light.

Photo 13 below shows the eastern boundary wall to 3 Mill Road in the immediate vicinity of Building B, showing the dormered roof number 42 St.Richards Road beyond.

The galvanised metal rail which is located on the top of the brick wall is the underside of the eaves of the pre-existing building. The roof level would have been some 150mm above this height.

Furthermore the vertical line in the brickwork shows the line of the external wall of the former garages. It can be seen therefore that Building B has a reduced footprint, as indicated on the plans.

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This brick boundary wall historically comprised the outer wall of the former garage building. The re-clad eastern wall of Building B is inset some 375mm from this wall, and therefore correspondingly has less visual impact than the former eaves line.

The outbuilding to the north-east corner of the Builders Yard (Adenstar) to the south of 3 Mill Road is shown in Photo 14. Again the galvanised rail can be clearly seen reflecting the former roof height. It is clear that the new wall and roof cladding to Building B raise minimally above the existing boundary wall and therefore have no impact on the boundary outlook.

As can be seen this roof height is higher than that of Building B therefore there is no worsening impact on the eastern boundary.



PHOTO 13. Former rear wall of Building B showing metal section at eaves line.

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Photo14 below shows the view of Building B from the gardens facing numbers 44-48 St.Richards Road.



PHOTO 14. Boundary elevation to Building B and outbuilding on adjacent Adenstar site.

5. Summary.

From the historical records described together with Existing and Pre-Existing Plans it can be seen that the footprint, height and volume of the re-clad buildings is almost the same as the previous garage buildings.

The general use of the site and its outbuildings has not changed, and there is demonstrably no negative impact upon the residential dwellings to the east of the site.

Similarly, as shown in Photo 15 the height ad volume of Building A have no impact when viewed from Mill Road.

The Application is submitted simply to regularise the position and to establish Planning Consent for buildings which have simply been repaired, refurbished and re-clad.

It is therefore considered that the Application should be Approved.

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PHOTO 15 – View of site from Mill Road.