Development Management – Delegated Officer Report

Application Number: AWDM/0343/24 Recommendation: APPROVE

Site: 26 New Road, Shoreham-By-Sea, West Sussex

Proposal: Boundary wall made higher, new wall and gates to south boundary

Date of Site Visit: visited when considering previous application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a terraced three storey property with rooms in the roof with front and rear dormer. The main entrance and property frontage is from New Road to the north and to the south there is a rear aspect and lower ground level onto Brighton Road. There is a rear yard area with an existing single storey rear projection which is connected to the adjacent property.

The site is within the Conservation Area, the front and rear elevation are clearly visible. The dwelling is also in close proximity to properties attached on either side. Consent was granted under AWDM/1499/22 for cladding to the front and rear dormers with the rear dormer reduced in size with a balcony proposed. Full height windows were approved to the rear elevation with some fenestration changes to the front elevation, a storm shelter and a single storey rear extension. Following this AWDM/0643/23 was approved for changes to this consent to include the front dormer clad with cedral boarding. The rear dormer was to remain with juliette and railings. The ground floor extension with full vertical glazing.

The current application sought consent for a first floor balcony (with no rear extension) with the full height bay and dormer cladding as previously approved, also shown on the proposed plans was 3 metre high walls on either side boundary and a rear wall with gates. Officers could not support the proposal for the balcony as, even with it set in from the side boundaries, it would be harmful and detrimental to adjacent occupiers and contrary to Development Management Standard no. 2 which advises against balconies on terraced properties.

Amended plans show the cladding to the dormers as previously approved and the full height bay, this work has currently been completed. Full height windows are shown on the ground floor with a juliette balcony. This work is permitted

development and is therefore not for consideration here and can be completed without planning consent. The plans also show the party wall on the east side at 2.3 metres high, rising to 3m closer to the back wall of the house to match the height of the wall on the west side. A new rear wall and gates are proposed, 2.3m high. The walls and gates are for consideration here only.

Consultations:

West Sussex County Council: The Highways Authority: - The information submitted suggests that this will not facilitate vehicular access. However if the widened gates are proposed to facilitate vehicular access, this would be subject to further assessment by the LHA. The LPA should seek confirmation of this and reconsult if this is the case. Otherwise, no highway safety concerns would be raised.

In summary the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework and that there are no transport grounds to resist the proposal.

A.D.C.A.G: - Approve

Representations: - Letter of support received from owner/occupier of no. 24 New Road. The replacement and raising of our party wall is a welcome inclusion in the application.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
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 locality and conservation area.

Visual amenity and Impact upon Conservation Area.

The walls as increased in height will create a more balanced finish between both boundaries as the east side is higher due to the removal of a former outbuilding.

Both boundary walls will be rendered. There are other higher boundary walls along the terrace similar in appearance. The rear wall will also match with a wooden gate. This will preserve the character and appearance of the Conservation Area matching the existing character of this row of properties, characterised by walls and gates.

Residential amenity

The increased wall height adjacent to the neighbour to the west could potentially result in an overbearing impact with loss of light. In this case the occupiers have welcomed this as it will enhance the level of privacy. This is therefore a balance and the benefit in terms of character set out above give rise to positive support in this case. The rear wall and gates will not be harmful to any adjacent occupiers.

Highways

The applicant's agent has confirmed that the gates will not facilitate vehicular access in this case, a condition is attached to ensure this is the case and no dropped kerb exists. There are highway safety implications of such works and also this could be harmful to the character of the Conservation Area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with render to match and timber gates.
4. The gates hereby approved shall not be used to facilitate any vehicular access or off street parking at the site. Reason: - In the interests of highway safety and the character and appearance of the Conservation Area, contrary to Policies 15 and 16.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 18th June 2024

Authorised by: Peter Barnett Date: 18 June 2024