Development Management - Delegated Officer Report

Application Number: AWDM/0109/14 Recommendation – Approve

Site: Grass Verge North Of 357 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Change of Use of Highway maintained grass verge to residential curtilage

Date of site visit: 7 February 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a grassed area in front of 357 Upper Shoreham Road which it is proposed to include within the residential curtilage of that property. The site measures 10.7m by 6.2m and is enclosed along the pavement edge by a low post and rail fence. It is grassed with a tarmac path running from the pavement to the entrance to 357. The land was formerly in highway use but is now redundant for that purpose

Relevant site history

None relevant

Consultations

None

Representations

2 letters received from the occupiers of 353 & 355 Upper Shoreham Road objecting to the application on the grounds of increased noise. Entire front garden would be car parking space and would be out of character.

The applicant has responded by stating that they wish to use this piece of land to park one car in common with the majority of properties along this stretch of road. Parking of one car will be no different to neighbour and will not cause disturbance.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The application is not proposing any change to the appearance of the land at this stage. It is currently grass but there is potential for it to be hardsurfaced, similar to neighbouring properties. The existing fence could be replaced with a low wall too. Neither of these changes would have an adverse visual impact and it is not considered reasonable or necessary to impose a restrictive condition. No structures could be erected due to their position forward of the principal elevation. The proposal will not harm the visual amenities of the locality therefore.

Residential amenity

The comments of a neighbouring occupier are noted but it is not considered that use of the land as residential curtilage will result in harm to neighbouring amenity through increased noise. Vehicles could be parked on the land, but neighbouring dwellings park their cars in similar positions within their curtilages.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

Is recommendation contrary to letter(s) of representation? N

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: 28 February 2014

Authorised by: Gary Peck Date: 3 March 2014