Development Management – Delegated Officer Report

Application Number: AWDM/1139/23 Recommendation: APPROVE

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

Proposal:Single storey garden building (2.5m high)

Date of Site Visit: visited when considering application for new dwelling AWDM/0037/23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the north side of Old Fort Road. In this case the site is in between two bungalows, but the general character of Old Fort Road is an eclectic mix of properties of various scale, design and finish. The property has a flat roof glazed projection to the front, a front garden and a garage set back to the rear. 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.

Consent was granted under AWDM/0037/23 to demolish the existing bungalow and to construct a two storey, four bedroom house with bedrooms to the ground floor and living space and balcony to the first floor on the south side. A single storey rear projection is proposed with solar panels. The building is simple in form, a gabled pitched roof zinc clad with aqua composite cladding and white render. There is currently an application under consideration for the application site AWDM/1168/23 to discharge conditions to enable development. Consultation responses are awaited to proceed in this case.

This current application seeks consent for a single storey garden building, almost the width of the site, adjacent to the rear boundary. 7.4 metres wide, 3.6 metres deep and 2.5 metres high. It is a flat roof building with glazing and doors to the front elevation. The building is described as a home, gym and cycle store with shower room. Composite cladding is proposed.

Representations: - 1 representation received from the owner/occupier of 5 Winterton Way, objecting to the planning application, stating that their boundary wall needs replacing and a 1000mm gap is required between the wall and the building in

order to rebuild and maintain the wall. The current distance of 400mm is too narrow and seems unreasonable.

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 (July 2021)
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 future occupiers of the dwelling and the effect on the character and appearance of the area.

Visual amenity

The garden building is to the rear of the property; it 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. Its ancillary nature will limit any associated activity which could harm the character of the locality. Composite boarding will be an acceptable finish and will complement the new dwelling once completed.

Residential amenity

The unusual size, shape and positioning of the site give rise to the building not being in close proximity to adjacent neighbouring properties to result in any harm in terms of overbearing impact, loss of light or privacy. The building being of flat roof design is limited to 2.5 metres in height and the windows only face toward the host dwelling.

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.

Although the external amenity space provision will be reduced as a result of the proposed building it is not overly large and lawn and patio space still remains along with the front balcony to serve the future occupiers. The cycle storage provision is also beneficial.

The representation received states that the distance between the building and the boundary should be increased to allow the wall to be replaced and maintained. This is not considered to be a planning matter. A wall could be constructed from the neighbouring side, the neighbours could discuss between themselves the option of constructing the wall prior to the building being erected or they could agree a greater distance from the boundary than currently shown. This issue does not impact upon the decision in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Composite cladding.
4. No additional windows on the north east or west elevation of the building.
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: 26th September 2023

Authorised by: Peter Barnett Date: 26th September 2023