Development Management – Delegated Officer Report

Application Number: AWDM/1543/23 Recommendation: APPROVE

Site: 126 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: to erect a timber frame outbuilding on a concrete base in the front garden to be used as a gym and office/study.

Date of Site Visit: 21st November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling on the south side of Old Fort Road. There is a driveway and lawn to the front of the property and the frontage is enclosed by a rendered wall adjacent to the highway. Similar to other properties along Old Fort Road, the site has a deep frontage. There are examples within Old Fort Road where single storey extensions project forward and also detached garage or out buildings are visible within the street scene to the property frontages.

Consent was originally sought for a single storey, flat roof out building providing a gym/office/study with W.C. The building was positioned 4 metres from the front boundary line. A maximum depth of 12 metres and 7.5 metres wide. Officers considered that although there has been a precedent set for buildings to the frontage and this formed the general character, this building was too close to the frontage and there was scope to set the building back further. Amended plans have been received which show the building set back by 7 metres.

The plans show openings on the south and east side and the building is to be timber clad with a contemporary appearance.

Consultations:

Southern Water: - Standard informatives

Adur and Worthing Councils: - Drainage Engineers: - Following review of the submitted information we have no objection on surface water drainage grounds. Due to the site, size, location and type of development we would recommend the approval of the application.

Representations: - None received.

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 effect on the character and appearance of the area.

Visual amenity

The building will be clearly visible within the street scene. However, in the light of the existing character of the street, which is eclectic with various development and use of materials, combined with the siting of other buildings to the property frontages, the proposed building as amended will not be out of keeping in this case. It is low level at single storey with a flat roof and it will not be over imposing. On balance, with the set back by 7 metres, it can be supported in this case.

Residential amenity

The proposed building will be visible from adjacent dwellings either side and opposite. It is nearest to the boundary with no. 124 however there is a boundary fence which is 2 metres high and the neighbours garage is nearest to the boundary. There will be no loss of light or overbearing impact in this case. The proposed openings are away from the adjacent boundary facing into the side. The use of the building will be ancillary with a gym and office space provided for use of the household. A condition is attached to ensure that this will be the case to protect the amenities of the locality.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials as shown on plans
4. Ancillary use only.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Southern water connection
3. Southern water sewer maybe on site
4. Surface water discharge

Case Officer: Hannah Barker Date: 23rd December 2023

Authorised by: Peter Barnett Date: 2 January 2024