Expiry Date - 19/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0754/23 Recommendation – APPROVE

Site: 58 Beach Green Shoreham-by-sea West Sussex BN43 5YG

Proposal: Proposed single storey outbuilding for use as a home office with visiting clients to the north of the rear garden.

Date of site visit: 31/07/2023

Neighbours checked: Y

Additional neighbour notifications: Y – Neighbours re-notified of change of description and amended plans. Expiry: 18/09/2023

Site and Surroundings:

The application property is situated on the north side of Beach Green within a residential area of Shoreham Beach and adjacent the east boundary of 'Beach Green' recreational park. The property is a link-detached two-storey household comprising predominantly facing brick elevations, a pantile gable roof, and white UPVC openings. The property appears to have been extended to the front (south) and side (west) at ground-floor, with a balcony above at first-floor level. The property enjoys a good sized plot which includes a block paving area to front and rear garden comprising a mix of level decking and grass area. The property also exhibits a rear conservatory and a small detached shed to the north-east of the plot. An approximately 1.8m high fence separates the property from the adjacent neighbours to the north (No. 7 River Close) and east (No. 56 Beach Green). A comparatively shallow wall (approximately 1.55m) borders Beach Green recreational park to the west.

There is no distinctive prevailing character of properties in the surrounding area. There is a range or property types, forms, designs, and sizes.

The property is not within a Conservation Area, is not a Listed Building, and there are no protected trees.

The site falls within Flood Zones 2 & 3.

Proposal:

Permission is sought to erect a garden outbuilding to the north-west of the plot for use as a home office and shed. The home office would include a W/C to the north-west which would also contain a hand washing and shower facility.

The garden office would have a footprint of 5.4m x 3.8m with an angled shed attached which would have a footprint of 3.6m deep, tapering from 2m wide to

0.75m wide parallel with the boundary to No. 7 River Close. Following revisions to ensure flood concerns had been addressed, the height of the outbuilding has been raised to the front (south) from 2.5m to 2.7m, shallowing to 2.52m (originally 2.32m) to the rear (north). The office and shed doors would be to the side (east) elevation, a high horizontal window to the front, and 2No. smaller windows to the side (west).

The outbuilding would be finished in natural cedar cladding to the front and side (east) elevations, ToughWood cladding to the rear (north) and side (west) elevations, a 1.14mm 1-piece rubber roof with anthracite grey aluminium fascia, along with anthracite grey UPVC openings (cedar-clad door to the shed area).

Representations: None received.

Consultations: None.

Relevant Planning History:

Planning permission granted at the application property for Alterations To Form Sun Room At Front under SU/238/89/TP/4657, decision issued 05 Dec 1989.

Planning permission granted at the application property for Raise Western Part Of Roof (Above Existing Ridge); Rear Conservatory & Rear Extension To Garage under SU/265/05/TP/22300, decision issued 15 Feb 2006.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property, including domestic outbuildings as proposed here, and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area, the effects on the amenities of neighbouring residential occupiers, and whether flood issues have been sufficiently addressed.

Visual Amenity

The outbuilding would be situated to the north-west of the plot and would therefore be readily visible to areas of Beach Green and Beach Green

recreational park by virtue of the height of the outbuilding compared to the relatively shallow wall to this western boundary. The outbuilding would be individual in style and would not reflect the character of the property. Notwithstanding, as previously mentioned, this area along with much of Shoreham Beach is characterised by diverse architectural forms and styles of properties. The use of materials typical of a building found within a domestic garden are proposed; No. 7 River Close also exhibits an outbuilding which sits adjacent the common boundary which is constructed of wood material. In view of the context of the area and the architectural merits of the outbuilding, the contemporary design approach is considered acceptable and would not be so materially harmful to the visual amenities of the area to justify refusal on these grounds.

Residential Amenity

The use of the outbuilding would be as an office with storage shed to the rear. The agent has supplied further details of the applicant's nature of work, informing that there would be visiting clients (mostly accompanied by a carer) staying for a minimum of an hour at a time. Further, the agent has stated that the inclusion of a toilet, hand-washing, and shower facility is for ease and convenience of use for the applicant and visiting clients. In light of this information and in view of flood risk concerns, the Council has found it necessary to impose planning conditions to restrict the operational use and number of visiting clients and to control the use of the outbuilding to prevent future use as living accommodation. No unacceptable intensification in use of the property is anticipated to arise from the proposal nor any significant increase in noise or disturbance to neighbours.

The outbuilding would be of a moderate size, some 2.7m at maximum height from ground level. The height increase of 0.2m from the original proposal is considered acceptable in order to mitigate potential flooding given the site's location within flood zones 2 & 3. This height would not be to the detriment of neighbours' residential amenities; the outbuilding would be sited to the rear of the plot and approximately 3.6m from the boundary with No. 56 to the east, and adjacent the boundary and outbuilding of No. 7 River Close, which would provide screening for this neighbour. In addition, the outbuilding would also shallow to a more sympathetic height of 2.52m at this boundary. The proposal would not result in an overbearing or overshadowing effect for neighbours.

In view of the positioning and size of the openings in relation to the location of the outbuilding and high common boundaries with neighbours, no unneighbourly overlooking is anticipated.

There are no residential amenity grounds to resist the proposal.

Flooding

An FRA has been completed which demonstrates that the FFL would be 330mm above ground level. In view that the outbuilding shall not be used for

living accommodation, the Council is satisfied that flooding issues have been sufficiently addressed by the applicant.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Ancillary To Main Dwelling
5. Operational Hours
6. Appointment Only
7. Only Occupiers To Carry Out Business

Informatives:-

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jason Albon Date: 19.09.2023

Authorised by: Peter Barnett Date: 19 September 2023