Development Management - Delegated Officer Report

Application Number: AWDM/0436/19 Recommendation – Approve

Site: 89 Old Fort Road, Shoreham-By-Sea

Proposal: Non-Material Amendment to outbuilding permitted under AWDM/0685/16 for revisions to openings on south elevation and to floor layout to provide home office and WC in place of gym.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted in 2016 for a detached outbuilding in the rear garden of 89 Old Fort Road (AWDM/0685/16). Condition 3 of that permission requires the building to be occupied solely for purposes ancillary to the occupation and enjoyment of the property.

Earlier this year it was reported that works had commenced on its construction which included the provision of water and sewage service connections. The approved plans showed the building was to be used as a gym and bicycle store, with no WC or basin. The applicant was therefore asked to submit an application for a non material amendment to cover the changes to the internal layout and a resulting change to the front elevation.

The internal layout now shows the provision of a desk, WC, basin, shower and sink “for tea” in the main part of the building. The bicycle store is shown retained at the west end of the building. The applicant has stated that the building is to be used as a home office. The southern elevation has resulting changes in fenestration. The building is slightly shorter than approved, at 11.05m long compared with 11.55m. It remains the same distance of 1m from the rear boundary. At the time of writing the building was up to slab level only.

Relevant site history

As above.

Consultations

None

Representations

2 letters of objection have been received from the occupiers of 27 and 29 East Meadway:

- This application is retrospective as the services have already been installed

- Such works do not comprise a non material amendment
- These facilities were previously removed from the original application
- Building likely to become a self-contained dwelling as bathroom and separate sink providing kitchen facilities now shown
- Tree is within falling distance of the building and may have been damaged by the works
- Why are such facilities needed for a home office?

Relevant Planning Policies

Adur Local Plan 2017: Policy 15
National Planning Policy Framework (2019)

Planning Assessment

While the building may now have water and sewage connections which were not shown on the original plans, the key point is whether the building is going to continue to be used for purposes ancillary to the enjoyment of the main house. The applicant has confirmed that it will be. The size of the building has not increased and its proximity to the boundary has not changed. A WC, basin and sink have been added the use of the building. These were previously removed from the original application by the applicant at his own behest but their reinstatement does not materially alter the use of the building, which will continue to be an ancillary outbuilding and not a separate dwelling (being prevented from such use by condition 3 attached to the original permission). It is common for outbuildings to contain a toilet or sink for convenience and to avoid repeated trips to and from the main dwelling.

While the representations received from the occupiers of the houses to the rear of the site are noted, for the reasons outlined above it is considered that the alterations are non material as they will not result in harm or a material change in the character or appearance of the building.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing No 04C received 15 March 2019

…….. existing planning permission AWDM/0685/16 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing No. 04B received 3 June 2016

Case Officer: Peter Barnett Date: 10 April 2019

Authorised by: Jo Morin Date: 10.04.2019