Development Management - Delegated Officer Report

Application Number: AWDM/0275/21 Recommendation – APPROVE

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

Proposal: Proposed detached garden building in front garden

Date of site visit: visited to assess AWDM/1869/20 21st December 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a contemporary two storey detached dwelling on the south side of Old Fort Road. There is currently an application pending for the remodelling of the dwelling with additional storey. This does not impact upon the consideration of this proposal.

Consent is sought for a flat roof detached building with cladding to be erected to the property frontage adjacent to the western boundary just set forward of the main dwelling. It is proposed that the building will be used for storage and a home office/gym. The building is 2.6 metres high, 7 metres deep and 5 metres wide.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The building is to the front of the property and would therefore be clearly visible within the street scene. The main dwelling like the adjacent dwellings along this part of Old Fort Road is set back with an open, large frontage. There are many other examples of buildings in the front gardens/driveways of dwellings within close proximity to the site. Some existing buildings also project forward in some cases at single storey. This form of development would not be out of keeping in this case. The use of contemporary materials and flat roof design also give rise to a development which would not be out of keeping or detrimental here. This area is characterised by variation of development style and use of materials such a finish would not be out of place here. The footprint of the building although substantial within the context of the street scene and the plot will not represent over development. It will be set back from the road frontage by 14m, which is consistent with other buildings in the street.

Residential amenity

The proposed building is sited adjacent to the boundary to the west. There is as existing a dense ever green hedge which will screen the building from the adjacent dwelling. The hedge will need to be reduced on the application side to make space for the development however the hedge will still act as a screen. The building is set forward of the adjacent dwelling. There may be views towards the proposed building however no adverse impact in terms of significant loss of light or overbearing impact would occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No windows on west elevation of the building.
4. Ancillary use only.

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: Hannah Barker Date: 30th March 2021

Authorised by: Peter Barnett Date: 1 April 2021