Development Management - Delegated Officer Report

Application Number: AWDM/1641/18 Recommendation – APPROVE

Site: 83 Old Fort Road, Shoreham-By-Sea

Proposal: Application to vary condition 1 of previously approved AWDM/0493/17. Amendment: provision of new side access door to both east and west elevations.

Date of site visit: 23 November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted for two dwellings on this site in July 2017 (AWDM/0493/17). Construction is almost complete but the developer wishes to install a side access door in both properties to ease access from the house to the rear garden. Currently, there is a front entrance door and rear bedroom doors and the developer wishes to avoid the need to walk through the bedrooms to get to the garden.

Relevant Planning History

AWDM/0493/17 - Demolish existing dwelling and construct a pair of two storey semi-detached properties with four parking spaces per dwelling (amended re-submission of AWDM/0097/17) – approved

AWDM/0843/18 - Application for a non-material amendment to previously approved AWDM/0493/17. Amendments: Timber decking in place of landscaped patio, boundary wall to have new stone capping to match paving, tax window added to underside of sill to side and front windows, increased height of quintuple window to rear gables, increased width of side lights to rear doors, stepping eaves back at front/side of building, obscure glazing to first floor side windows, removal of wood burner flue and addition of extract flues – approved

Consultations

None

Representations

Letter of objection received from the occupier of 85 Old Fort Road:

- Previously objected to side entrance doors and they were removed from the plans.
- Main entrance should not be at the side as out of character and will cause loss of privacy and increased noise

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 2018)

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 proposal is to install a door at the side of each dwelling. The existing front entrance doors will remain as built so the street scene will not be affected.

The works will involve the partial loss of a flint walled section at each dwelling but, as these are at the sides and not visible from the street, the visual impact will not be significant.

Residential amenity

The addition of a door at the side has the potential to increase noise and activity along the side of each property. However, a new closeboard fence has been erected along the boundary with No. 85 which will help to mitigate any noise and will also prevent any loss of privacy. The door serves a hallway only and is a secondary door as the main front door will remain.

To the west, No. 81 has an obscure glazed window opposite the location of the proposed door. There is potential again for some loss of amenity but for the reasons already referred to above, the impact from the new door and its associated activity is not considered to be so harmful as to warrant refusal. It is noted that the occupiers of No.81 have not objected to the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Time limit
3. Diversion of public sewer
4. Hours of construction
5. Access
6. Car parking
7. Cycle parking
8. To be constructed in accordance with FRA with minimum ground floor level of 6.15m AOD
9. Materials
10. Removal of PD rights
11. Front doors to remain

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: Peter Barnett Date: 27 November 2018

Authorised by: Gary Peck Date: 28 November 2018