Development Management – Delegated Officer Report

Application Number: AWDM/1525/23 Recommendation: Approve

Site: Rosecroft, The Street, Shoreham-by-sea

Proposal: Proposed flat roof outbuilding in rear garden

Date of Site Visit: Seen previously

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached bungalow at the northern end of The Street, within the Old Shoreham Conservation Area. It sits adjacent to the built up area boundary with fields rising to the Downs to the north. A footpath runs immediately to the north.

It is proposed to construct a detached garden room at the end of the rear garden measuring 6.9m long, 4.4m wide and 2.65m high with a flat roof. It is to be timber clad to the sides and rear with zinc cladding to the front.

Planning History:

AWDM/0128/23 - Raising of the roof ridge height and remodelling of bungalow to form a two storey pitched roof dwelling, with raised patio to rear - approved

AWDM/1028/23 - Retention of fences with heights between 1.7m to 2.1m high (retrospective) - approved

Consultations:

ADCAG: Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

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 conservation area.

Visual amenity

The proposed garden room will be almost the full width of the garden as it narrows at its western end. It will be only marginally taller than that permitted under Class E (2.5m) and it will not be widely visible, being in the rear garden. Views from the footpath may be possible but it will be mainly screened by the new fence that has recently been constructed (and approved) on the boundary. There are other outbuildings at neighbouring properties in the vicinity and it is not considered that the current proposal will cause any greater visual harm than those. As such, the proposal is considered to have an acceptable impact on the character and appearance of the Conservation Area.

Residential amenity

The building will be positioned at the end of the garden. The garden runs along the side boundary of 10 Lesser Foxholes to the south where there is an existing outbuilding on the other side of the boundary fence. The proposed garden room will not cause any loss of light or outlook for the occupiers of 10 Lesser Foxholes. To the west is the rear garden of 12 Lesser Foxholes and the building will be visible above the boundary fence but not to a harmful extent.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as stated
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: Peter Barnett Date: 5 December 2023

Authorised by: Gary Peck Date: 5 December 2023