Development Management - Delegated Officer Report

Application Number: AWDM/0688/20 **Recommendation – No objection**

Site: **Seaside, Kings Gap, Shoreham-By-Sea**

Proposal: **Consultation by WSCC on Reg 3 application WSCC/023/20 for alterations to elevations on both buildings to incorporate replacement and additional doors/windows/external finishes. Install fence, pergola and cycle stand**

Date of site visit: Not visited. Assessment made using Google Maps

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This application will be determined by West Sussex County Council and is referred to this Council for consultation purposes only. The application is submitted under Regulation 3 of the Town & Country Planning General Regulations 1992.

The site comprises a two storey building and a single storey building which was previously used as a home for vulnerable children but is currently vacant. The proposal is for alterations and improvements to the buildings on site to enable its reoccupation. The proposals comprise the following:

- Replacement of existing windows and doors
- 1no. new fixed and obscure glazed window at first floor level on the NE elevation of the two storey building
- Addition of cladding at first floor and render at ground floor of the 2 storey building, plus render to the single storey building.
- Rendering of front boundary wall and addition of a 1.8m high fence behind it
- Installation of a pergola and cycle store
- Landscaping

There is no change to the size or use of the buildings.

The site lies in Kings Gap, a cul-de-sac off Kings Crescent, and has residential dwellings to the south, east and west with industrial buildings and a dwelling to the north.

Consultations

Under the relevant Regulations, all consultations with statutory and other bodies and publicity are carried out by WSCC and replies including by the public are made direct to WSCC.

Adur & Worthing Councils: The **Environmental Health** Officer has no adverse comments but recommends condition requiring control over working hours
Third Parties: [NB. Representations from Third Parties are made direct to WSCC]

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 33
National Planning Policy Framework (February 2019)

Planning Assessment

Visual amenity

The proposals are largely considered to result in an enhancement of the site. The only potential area of concern is the introduction of a 1.8m high fence behind the existing front boundary wall, although it is noted that the bungalow to the north has a long boundary with Kings Gap which also comprises a closeboard fence. The proposed bin store and cycle store buildings are also close to the site entrance and may be prominent, although it is noted that new landscaping and planting is also proposed which may help to soften the impact to some extent. Consideration could be given to relocating these stores to a less prominent position. Overall, there is not considered to be a significant adverse impact on the visual amenity of the locality.

Residential amenity

The site is surrounded by residential properties but the proposals will not result in harm to the amenities of neighbouring occupiers as they are largely cosmetic. The proposed pergola is a sufficient distance from the southern boundary.

Recommendation

That West Sussex County Council be informed that the District Council has no objection to the proposal but requests that an alternative location is considered for the bin store and cycle store buildings**.**

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

Case Officer: Peter Barnett Date: 13 May 2020

Authorised by: Gary Peck Date: 13 May 2020