Development Management – Delegated Officer Report

Application Number: AWDM/0357/23 **Recommendation: Approve**

Site: **100 Old Fort Road, Shoreham-by-sea**

Proposal: **Retrospective application for retention of garden room in the front (North) garden.**

Date of Site Visit: 4 April 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

Retrospective permission is sought to retain a garden room in the front garden of this detached house on the south side of Old Fort Road. It was installed in June 2022.

The garden room measures 6.1m long, 4.25m wide and 2.5m high at the rear (closest to the road) and 2.44m high at the front. It is set away from the front boundary wall and is screened by a hedge along the frontage. It is clad in natural cedar cladding.

Planning History:

ADC/0319/09 - New boundary wall and greenhouse to front, and revisions to ADC/0021/07 including side screens, solar panels, additional rooflights and windows

Consultations:

None

Representations

Letter of support received from the occupier of 98 Old Fort Road:

- I support the garden room as it is a modest design in a large garden, in materials in keeping with its surroundings and sympathetic to the environment. Virtually unnoticeable from the main road and therefore very discreet.

- The garden room does not overlook any of the neighbours; there is no noise or disturbance caused by this building. I wholeheartedly support this small garden room.

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 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 area.

Visual amenity

The building is modest in size and within permitted development tolerances in terms of size. Its location at the front means that it requires permission. It has replaced a smaller greenhouse which was previously approved in 2009 and, while this is a larger, more solid building, it is not considered that it is particularly intrusive in the street scene.

Old Fort Road contains a large number of dwellings with front projections coming close to the road. While a stand alone outbuilding such as this is unusual, it is considered that the presence of the existing hedge screen at the front, plus trees to the west side, helps to mitigate its impact.

Residential amenity

The position of the building results in it facing towards the front of No. 100. There is adequate screening to both side boundaries to prevent any intrusive impact on neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Ancillary use only, no primary accommodation
3. Hedge screen to be retained

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: 13 April 2023

Authorised by: Gary Peck Date: 13 April 2023