Development Management – Delegated Officer Report

Application Number: AWDM/0829/24 Recommendation: APPROVE

Site: 76 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Demolition of the existing north side garden wall. Construction of a new wall with a glazed potting shed in the north west corner. Conversion of part of the garage to form a pottery studio with a roof light fitted within the existing flat sedum roof.

Date of Site Visit: 16th July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached contemporary dwelling with flat roof design, there is a flat roof garage connected to the dwelling, set forward to the front of the site. There is also a walled garden to the front, set back, with an open gravel parking area to the front, onto the pavement.

Consent is sought to demolish the existing front garden wall and to build a new, slightly higher wall enclosing the front garden and to the side boundary to contain a new glazed potting shed in the north west corner of the front garden, behind the proposed new wall. Also proposed is a partial conversion of the existing garage to form a pottery studio for the occupiers with glazed side doors installed. A roof light is proposed, projecting from the existing flat roof. A metal gate 1 metre high is to be added between the new wall and existing garage to enclose the front garden area.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 proposed works will be clearly visible within the street scene. The wall will be higher than the existing wall at 2 metres and slightly closer to the road than existing. It will be forward of the existing garage. However there still remains a set back from the highway of 8m. The glazed ‘shed’ will be behind this and is low level and is therefore not a prominent feature. The gates are set back between the garage and wall. The garage remains the prominent feature to the frontage and despite the wall being increased in height and set forward it will be subservient to this. The existing character of the building with open frontage will remain. It is in keeping with the dwellings adjacent which follow a similar pattern of development.

The roof light above the garage is visible within the street scene, it protrudes beyond the height of the garage roof. However within the context of the site and surrounding buildings it will not be detrimental in terms of visual amenity.

Residential amenity

The main properties to be affected are those either side of the site. To the west is a bungalow which is set back from the highway, there is a fence and hedge along this boundary. The new wall will be adjacent to this boundary. It will not result in an detrimental impact upon the adjacent bungalow due to its siting in relation to the neighbouring property and height, similarly the potting shed will not be harmful either.

To the east the garage is along the boundary with the neighbouring dwelling, again this property is set back into the site. The roof light to the garage will be visible adjacent to this boundary and seen from the neighbouring property. However it will not have a harmful impact in terms of loss of light or overbearing impact.

The use as a pottery studio will be an ancillary use, incidental to the use of the dwelling as a household for the occupiers only. This will therefore not affect the adjacent occupiers, no increased noise disturbance or activity will result from this use than would normally be the case with a residential property. A condition is attached to ensure this is the case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be used in accordance with approved plans to include render, brick and windows to match existing.
4. The pottery studio shall be used ancillary to the main dwelling and no business shall be run from the site at any time unless otherwise approved in writing by the LPA.

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: 23rd July 2024

Authorised by: Peter Barnett Date: 23 July 2024