Development Management - Delegated Officer Report

Application Number: AWDM/0793/20 Recommendation – Approve

Site: 404 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Proposed open porch, boundary wall with piers, railing and gates to maximum height of 1.825m to South boundary

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a former detached chalet bungalow with front gable on the north side of Upper Shoreham Road. Permission was granted last year to remodel and extend the property to form a two storey dwelling with bedroom in the roof (AWDM/0415/19). Permission was then granted for an amendment to the design from a hipped roof to a part gabled roof and a large box dormer at the rear (AWDM/1371/19). Further amendments were approved under AWDM/0200/20.

This application seeks permission for an open-sided front porch canopy and a front boundary wall and gate.

Relevant Planning History

As above

Consultations

West Sussex County Council: The **Highways Authority** has no objection. Comments that the site is located and accessed via Upper Shoreham Road, which is a C-classified road subject to 30mph speed restrictions. There are no proposed alterations to the existing access and parking arrangements. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury accident near the site entrance. However, from an inspection of accident data it is clear that this was not due to any defect with the road layout.

The proposed wall and the gates appear to be following the existing site boundary. With regard to pedestrian visibility the design of the railing fence is such that inter-visibility between pedestrians and vehicles emerging from the back edge of the footway can be achieved. Vehicles exiting at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at private driveways will encourage drivers to emerge more cautiously.

The proposed metal railings gate for vehicles is approximately 1.4m high. The gate is positioned less than 5m from the nearside edge of the carriageway with inwards opening mechanism. While the current WSCC guidance states that a gate should be positioned at least 5m from the nearside edge of the carriageway, it would be difficult to substantiate that this would result in an unacceptable safety concern given the context of the location. In addition, the site is single residential property, so the gate would not be used frequently during the peak hours. The neighbouring property appears to operate with similar boundary treatments without any evidence of highway safety concern.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

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 proposed porch projects 1.1m from the front wall and is 2.7m wide. It is open –sided and so does not appear unduly bulky. It is not considered that it would be out of keeping with the style of the extended house and would not harm the street scene.

The proposed front wall and gates have been applied for previously. This application proposes an amended design showing a 1m high rendered wall with railings on top, in between rendered piers. The metal gates are quite wide at 4.65m but they are metal and allow views through, similar to that which exists at the neighbouring property (No.402).

The proposal is considered to be much more in keeping with the street scene, now avoiding the solid wall and gates previously proposed, and it can be supported.

Residential amenity

The proposal will not cause harm to residential amenity.

Parking and access

The Highway Authority does not have any highway safety concerns with the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 2 July 2020

Authorised by: Gary Peck Date: 2 July 2020