Development Management – Delegated Officer Report

Application Number: AWDM/0720/23 Recommendation: APPROVE

Site: 54 Lesser Foxholes, Shoreham-By-Sea, West Sussex

Proposal: Proposed new garage and vehicular access, conversion of existing garage and addition of lean to roof with rooflights with cedar cladding and window to front.

Date of Site Visit: 1st August 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached dwelling with front and rear dormers. It has a flat roof garage attached to the side and a front porch. It is within the setting of the Conservation Area, fronting onto Lesser Foxholes with The Street to the east.

Consent is sought to convert the existing garage and increase the height with a lean to roof and rooflights. The front elevation of the garage is to be clad with cedar cladding with a window replacing the garage door. A detached garage is proposed to the east side of the building where there is currently a landscaped, open plan area with block paving, planting and a dwarf wall adjacent to the pavement. Set in from the highway behind the landscaped area is a brick wall which encloses the side of the rear garden. Amended plans have been received which show the proposed garage set in away from the edge of the site with planting proposed to the side. The rear section of the boundary wall will remain with the main part removed. Hard and soft landscaping is proposed with a driveway to the front of the proposed garage. The garage has a pitched roof and will be constructed with brick and tile to match the existing dwelling house. Solar panels are proposed on the western roof slope.

A further amended plan has been submitted to show that a vehicle can park without overhanging the highway to the front of the garage and the garage door is shown as a roller door. The Highway Authority has been reconsulted and their comments are set out below.

Representations

Original Plans

3 Objections received from owner occupier of St Nicholas House, The Street, Orchard Cottage, The Street and 2 Old Shoreham Farm, The Street.

- Impact on privacy, detrimental visual impact and overlooking.
- Any new windows overlooking my garden would be objectionable.
- Consultation with Highways may trigger a repositioning of the new garage closer to my boundary which will impact privacy and tension due to height of boundary hedge and solar shading.
- The plans are poor and do not adequately describe the height, bulk and rooflines of the proposals.
- The plans do not represent the site, it is not uniformly level.
- There is a garden wall to the side of the house, there is no boundary wall or fence at front or side.
- An open plan appearance will need to be maintained. This could be provided by space at the front, side and rear of the proposed garage.
- Consideration should be given to the view available to drivers on the junction.
- Insufficient space for a vehicle without encroaching on the pavement.
- Are solar panels acceptable in a Conservation Area?
- Visibility concerns due to position of building.
- Loss of view not relevant?

Consultations

Southern Water: - Standard informatives to be attached.

West Sussex County Council: The Highways Authority

Summary
The Local Highways Authority (LHA) has been consulted on the above application for a new Vehicular Access and garage at Lesser Foxholes. Lesser Foxholes is a residential "D" classified road subject to 30mph speed restrictions. 54 Lesser Foxholes is located at the junction with The Street, also a residential D classified road. From observation of local mapping data there appear to have been no accidents or personal injury claims at the existing access point to trigger an existing concern with the immediate highway network. The LHA has also independently consulted the Area Officer for this location, regarding the suitability of the new access point, given its close proximity to the junction with The Street. When these comments have been received, additional advice will follow.

Current arrangement
It is acknowledged that the current garage and associated hard standing are both below standard in terms of dimensions and therefore it is unlikely that these spaces are currently utilised as parking provisions. It is unlikely that vehicles could use the hard standing at present without overlapping with the footway, even when parallel

parked due to the widths available. On street parking is a practice along Lesser Foxholes and there appear no highways safety concern with this practise.

Proposed Plans
The plans demonstrate that the garage space is proposed to be approx 4.5 x 5m, it is unclear if this is designed to be a single or double garage as there are no supporting documents: application form/ statements on the portal. I advise however that to be considered a double garage the dimensions should measure 6m x 6m to adequately accommodate two vehicles. For a single vehicle this is reduced to 3m x 6m. The hard standing fronting the garage is required to measure 6m from garage door to the edge of the highway to adequately accommodate a vehicle off of the highway, vehicles are not permitted to overhang onto the footway. Currently due to the angle of the driveway this is only just achievable in part with the shortest side only reaching around 4.7m. As the charging port is proposed on the driveway, the likelihood for a vehicle to be parked here is high.

WSCC Guidance
In order to ensure that the full width of the pavement is available for pedestrians and that there is no risk of other vehicles coming into conflict with your parked car, no part of a vehicle parked within your property should overhang or be positioned on the highway. An application will not be permitted where multiple small manoeuvres on the footway are necessary to access your hardstanding. Parallel spaces that do not meet the minimum dimensions set out in this document will not be permitted.

The vehicle access crossing the highway should not be used as an additional parking space and is for crossing into a private driveway only. The information below sets out the minimum allowable criteria for the private driveway area. This takes account of the probability of homeowners having different sized vehicles over time and removes the risk of future vehicles overhanging the pavement

• at least 4.8m long between the back of the pavement or property boundary (the face of any wall, fence or hedge for example) and the front of your building and 2.4m minimum width.

• Or at least 6.0m long where the parking area is in front of a garage or door where adequate means of escape/access needs to be provided, like a front/back door, escape window etc.

The applicant should consider the repositioning/ setting back of the garage or alternative layout, in order to facilitate a vehicle fully within the property boundary. Further guidance can be found at
https://www.westsussex.gov.uk/media/14229/vehicle_crossing_guidance.pdf

Please re-consult once the above has been addressed.

Comments received following amended plans.

The Area Officer has advised that there would be no objection to the repositioning of the VCO but a licence could only be issued if the existing access is made up and the kerb restored to full height. For road safety purposes and to ensure adequate on street parking provision.

No part of the development shall first be occupied until such time as the existing vehicular access onto Lesser Foxholes have been physically closed.

Reason: - In the interests of road safety.

The newly submitted plans outline that sufficient space is now available and the garage sufficient to accommodate an average sized vehicle. The applicant proposes a roller shutter door for the garage in order to facilitate sufficient space for the door to be in use whilst a vehicle is parked within the frontage.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the highway network therefore is not contrary to the National Planning Policy Framework and there are no known transport grounds to resist the proposal.

Condition
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car parking space for the use.

Informative
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
Old Shoreham Conservation Area Character Appraisal & Management Strategy (ADC 2022)
National Planning Policy Framework (July 2021)
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 and Impact upon the Setting of the Conservation Area

As amended plans show the garage to the side of the dwelling house with the existing low level wall remaining with no additional boundary treatment. Planting is shown on the approved plans to help screen and soften the proposed building on this prominent corner. There is space between the side of the garage and the pavement. It is considered that the position of the building in relation to the existing building, street and surrounding area, combined with the planting scheme will give rise to an acceptable development. It is not considered that the building will be harmful to the setting of the Conservation area in this case. It is considered appropriate within the context of the host dwelling and the character of the locality. The solar panels are on the inside roof slope therefore not clearly visible.

The changes to the existing garage will be visible within the street scene and from the Conservation Area however they are modest alterations. The use of cedar cladding will enhance the appearance of the building and will not be out of keeping. No harm will occur as a result of the proposed development.

Residential Amenity

Although the proposed development will be visible from adjacent dwellings surrounding the site there will not be any significant loss of light, privacy or overbearing impact in this case. The side window of the garage will face the highway and the garage will not be used as a habitable space.

The alterations to the existing garage will be adjacent to the blank elevation of the neighbouring property, therefore no adverse impact will occur in this case.

Parking and Highway Safety

Following the amendments the Highway Authority has no objections to the proposals. A vehicle can park in front of the proposed garage without overhanging the pavement and the existing kerb should be reinstated. Conditions are set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Garage should be used for parking and storage ancillary only.
4. Materials to match existing tiles and brick to match the existing building and cedar cladding.
5. No additional windows on the east or south elevation of the garage.
6. Planting and landscaping scheme.
7. No part of the development shall first be used until such time as the existing vehicular access onto Lesser Foxholes have been physically closed.
   Reason: - In the interests of road safety.
7. No part of the development shall be used until the car parking has been constructed in accordance with the approved site plan. This space shall thereafter be retained at all times for their designated purpose.

   Reason: To provide car parking space for the use.
8. Prior to installation details of the solar panels to be sited on the western elevation of the garage hereby permitted shall be submitted to and approved by the Local Planning Authority. Works shall be carried out in accordance with these details unless otherwise approved in writing by the Local Planning Authority.
   Reason: - To protect the visual amenity of the local environment and to accord with Policy 15 of the Adur Local Plan.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments
2. The applicant is advised that the 150mm public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.
3. The applicant is advised that no development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.
4. The applicant is advised that no soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
5. A sewer may be crossing the development site.
6. The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off site highway works. The applicant is requested to contact the Area Highway Manager (01243

642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Case Officer: Hannah Barker Date: 27th November 2023

Authorised by: Peter Barnett Date: 27 November 2023