Development Management – Delegated Officer Report

Application Number: AWDM/0454/23 Recommendation: APPROVE

Site: 3 Coastguard Cottages, Old Fort Road, Shoreham-By-Sea

Proposal: Resubmission of previously refused AWDM/1243/22. Creation of front porch; first floor side extension with front balcony including roof extension with raised ridge height and new gable roof to front; re-build of single storey rear extension.

Date of Site Visit: visited when considering previous application AWDM/1243/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is an unusual style property, partly two storey partly single storey with off street parking to the front. Amenity space is limited to the rear and there is space to the front and side enclosed by a low level wall and vegetation. The site is a corner plot facing onto a roundabout along Old Fort Road and The Burrells runs to the side of the site.

A previous application AWDM/1243/22 was refused and an appeal was dismissed. Consent was sought for a front porch, the existing two storey part of the building in the corner was to be increased in height with a new gable continuing to a first floor extension alongside to the west of existing. A single storey rear extension was to be rebuilt and in addition the side garden area was to be enclosed by 1.8 metre closeboard fencing.

The following reasons for refusal were given: -

1. The proposed development due to its bulk, scale and height, will result in a loss of light and overbearing impact to the property to the north, No.1 The Burrells. It would therefore be contrary to Policy 15 of the Adur Local Plan and National Planning Policy Framework.

2. Due to its height and siting the proposed close boarded fencing will be detrimental to the character and appearance of the street scene and surrounding area, resulting in an alien feature within the locality contrary to Policy 15 of the Adur Local Plan and National Planning Policy.

The appeal Inspector concluded that the proposed extensions would not result in a loss of light and overbearing impact to No.1 the Burrells and stated: - " The effect of the extension on the outlook and natural light received in the dwelling at 1 The Burrells would be acceptable."

However they did advise that the fencing was harmful to the character and appearance of the street scene and surrounding area and dismissed the appeal on this ground only.

The current application is a resubmission of the previously refused application with the removal of the fencing which was deemed harmful. All other proposals remain unchanged from that previously considered by officers and at appeal.

Representations: - 1 letter received from the owner/occupier of 139 Old Fort Road. Objects to planning application - concerned about second balcony and new window overlooking west direction with proximity to Burrells.

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

Planning Assessment

As stated above the application is as previously submitted with the removal of the proposed fencing. The Appeal Inspector agreed with the reason for refusal relating to the fencing and upheld this reason for refusal. "Due to its height, solid form and prominent siting, the fence would be harmfully dominant and incongruous."

However they considered that the proposals would not harm the living conditions of the occupiers of 1 The Burrells as was put forward in the Council's reason for refusal. "I consider that the proposal would not harm the living conditions of the occupiers of 1 The Burrells, regarding sunlight and daylight and outlook. It would satisfy LP Policy 15 which aims for development to not have an unacceptable impact on adjacent dwellings, and the Framework which seeks a high standard of amenity for existing and future users." Therefore in the case of this current application there would be no justification to refuse the proposal on residential amenity grounds. The appeal decision is a material consideration in the determination of this current application.

Under the original application the assessment stated that the proposed works (excluding the proposed fence) would not have any adverse impact upon the street scene. “There is variation in building form as existing, use of materials also differ along the terrace.” This remains the case and no visual harm will occur.
In the light of the above the application as submitted can be supported, subject to the following conditions.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans, composite cladding, painted render, grey framed UPVC windows and doors.

Is recommendation contrary to letter(s) of representation Y

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: 27th April 2023

Authorised by: Peter Barnett Date: 27 April 2023