Development Management - Delegated Officer Report

Application Number: AWDM/2026/20 Recommendation – Approve

Site: 3 Steyning Road, Shoreham-By-Sea

Proposal: Detached timber clad annex in south/west of garden for home gym, games room and working from home office (existing outbuildings removed).

Date of site visit: 10 February 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the west side of Steyning Road, within the Old Shoreham Conservation Area and on edge of the built up area boundary.

Permission is sought for the demolition of two large outbuildings to the south of the dwelling and their replacement with a single detached outbuilding to be used as a gym, games room and home office. Work was well underway on site at the time of the site inspection.

The proposed building is an irregular shape and measures 8.8m wide, 12.9m deep, 2.84m tall increasing at the rear to 3.97m tall. It fills the space between the side of the house and the boundary to the south, as well as projecting further into the garden to the rear (west). The site sits below the level of the river embankment and is screened to a large extent by existing vegetation from the Downs Link.

It is to be timber clad with a sedum roof.

Relevant Planning History

Various extensions

Consultations

ADCAG: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17

‘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 the Conservation Area.

Visual amenity and impact on Conservation Area

The proposed building is large and has some impact on the street scene and character of the area. However, it has replaced two previous outbuildings on the site and sits alongside a double garage at the neighbouring property. It is set back towards the rear of the house and is largely screened from the west by boundary vegetation and a change in levels.

It has an unsightly appearance at present due to its unfinished state but the addition of timber cladding and a sedum roof will soften its impact and will be an appropriate finish on this edge of countryside location.

On balance, despite is scale, it is considered that the character and appearance of the Conservation Area is preserved and insufficient harm is caused to warrant refusal.

Residential amenity

The outbuilding sits alongside a double garage at the adjoining property and does not cause harm to the amenities of those occupiers.

The proposed use of the building is for purposes ancillary to the main house and it replaces a previous garage and games room. It is considered that a condition restricting its use and preventing primary living accommodation will be sufficient to prevent its use as a separate dwelling in the future.

The site is also within a flood risk area where ground floor sleeping accommodation would not be appropriate.

Parking and Access

Although involving the loss of a garage, there is sufficient space in front of the outbuilding for the parking of cars.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials as specified
3. Ancillary only, no primary living accommodation

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: 22 February 2021

Authorised by: Gary Peck Date: 22 February 2021