Development Management - Delegated Officer Report

Application Number: AWDM/0392/21 Recommendation – Approve

Site: West House, 1 Forthaven, Shoreham-By-Sea

Proposal: Change of use of garden land to provide a converted, vintage horse box to sell takeaway drinks, savoury and sweet pastries and cakes to passing walkers.

Date of site visit: 30 April 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a grass lawn adjacent to the car park serving Shoreham Fort. It forms part of the residential curtilage of West House, 1 Forthaven but is separated from the main rear garden of that dwelling by a fence. It runs at right angles to the main garden and sits between the car park and a ramp leading down to the River Adur.

It is proposed to change the use of this area to enable a vintage horsebox to be sited on the land for the sale of drinks, savoury and sweet pastries and cakes.

A supporting letter submitted with the application states:

"*Since the recent flood defence work and change of layout in the car park this garden is now at a busy pedestrian junction point and there are no local facilities for refreshments.The horse box is on wheels and it is our intention to leave it on our land. We will not be putting any seating on the land. This will encourage people to come and buy their coffee and then move on.Our converted horse box cafe has been created using recycled materials, something which is indicative of our approach. We think the design and colour scheme will fit well in this location and remove some of the harshness of the new tidal defences and large concrete ramp…...The horse box has a steel frame with an aluminium roof. It is clad in reclaimed pitch pine. The aluminium has been painted in a subtle pine green and the wooden strutting resembles the look of the beach huts and other beach buildings. It has a pleasing vintage appearance*."

The site will be accessed via an existing gate at the southern end of the garden.

The site lies close to the Scheduled Ancient Monument of Shoreham Fort.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The applicant proposes a nil car parking provision. However, the LHA notes that the site is situated adjacent to a public car park that can be utilised for visitors. Comprehensive parking restrictions on nearby roads prohibit vehicles from parking in places that would be detrimental to highway safety.
The LHA does not anticipate that the proposed nil parking provision would result in a severe highway safety concern, nor give rise to parking capacity issues.

Adur and Worthing Councils: The **EHO** has made no comment

Environment Agency: No objection

Historic England: No comment

Representations

11 letters of support received

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15, 16, 17, 26
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The site lies within the built up area and, while abutting the site of the Scheduled Ancient Monument, it does not intrude onto that site or the Local Wildlife Site. It is currently private garden land and the main consideration is whether the proposal will have an acceptable visual impact and respect the amenities of neighbouring dwellings.

Visual amenity

The siting of a horsebox on the land will introduce built form into a grassed area which is currently undeveloped. However, the horsebox is small, measuring 1.8m wide, 3m long and 2.7m high above ground.

It will be a small feature in the landscape and, in distant views from across the river, it will be seen with parked cars and the car park behind. It will also be at a lower level than the car park.

It is not considered that it will be unduly intrusive in the landscape. However, given its temporary nature it is recommended that a 3 year permission only is granted so that the impact of the development can be reviewed.

Residential amenity

The nearest affected dwelling is the applicant's own property. Other dwellings are some distance away, separated by the car park, and will not be adversely affected. Comings and goings associated with the cafe are not expected to be significantly greater than those already associated with the car park itself.

The application property will continue to enjoy a large garden.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Temporary 3 year permission

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: 24 May 2021
Authorised by:	Gary Peck	Date: 24 May 2021