# Development Management – Delegated Officer Report

**Application Number: AWDM/1227/17 Recommendation – APPROVE**

**Site: 57 New Road, Shoreham-By-Sea, West Sussex**

**Proposal: Partial demolition of flint boundary wall on northern boundary to facilitate widening of vehicular access from access road and extend car parking area in rear garden.**

**Date of site visit:** 12.09.17

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal**

The application relates to a Grade II Listed building within the Conservation Area in Shoreham, close to the town centre. The dwelling is an end of terrace property with basement accommodation. It has an enclosed front garden and a rear garden with rear vehicular access, double gates and an existing hardstand.

Consent was sought and permitted in 2002 for the demolition of part of the rear flint wall to allow for the pedestrian access to be widened to create vehicular access. Permission was granted for an access opening 2.6 metres wide. It does not appear that this consent was fully implemented as the exiting opening is 2.15 metres wide. Double gates have been installed and a hardstand created to the rear.

The current application originally sought consent for a 3 metres opening with enlarged rear parking hardstand. Timber double gates are proposed and block paving. It was considered that the increased width to 3 metres was unnecessary for a vehicular access here. It is acknowledged that the current width is restrictive and that there could be some scope for widening the access however it would be detrimental to remove more of the historic flint wall than is necessary here. This in turn would be detrimental to the character and appearance of the setting of the listed building and conservation area and would not seek to preserve or enhance here. It was therefore considered that an increased width to 2.6 metres as was originally approved here could be supported. Amended plans have been submitted in accordance with this advice.

**Consultations:** ***Conservation Architect:*** **-** As far as I can ascertain, permission was granted to widen a rear pedestrian gate opening to that of a vehicular access (2.6m wide), with new timber gates. This together with the neighbouring property's vehicular opening has resulted in a noticeable loss of the fabric of the original rear wall. A standard parking space is only 2.4m wide, so I need to question how much wider this opening actually needs to be. The demolition of only a small section of a flint wall is very difficult to achieve, and

where any brick pier should key into the flint wall, there is a danger the resultant 'patching' will detract from the appearance of the wall.

***West Sussex County Council Highways: -***

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The existing vehicle access is off a private access road to the rear and not on to the maintainable public highway. It is proposed that this be widened in order to provide improved access to the car parking area in the rear garden. No works on to the public highway are proposed. The applicant should gain permission from the proprietor of the private access road for any works onto it.

**INFORMATIVE**
The applicant is advised to contact the proprietor of the private access road to obtain formal approval to carry out the site access works.

**Representations:** None received.

**Relevant Planning Policies**

Saved Local Plan policies (ADC 1996): AG1, AH7, AB4, AB3
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

**Planning Assessment**

There is no objection in principle to the proposed works to increase the width of the existing vehicular access the main issues here are the impact upon the character and appearance of the Conservation Area and Grade II Listed building, residential amenity and highway safety issues.

***Visual Amenity and Impact upon Character and Appearance of the Conservation Area and Listed Building***

The proposed access already exists and the opening has been widened from the original pedestrian access to the rear of the property. As stated above consent was granted for a 2.6 metre opening and this was not fully implemented. In the light of this and the existing works that have taken place at the site it is considered that there would be any concerns relating to the amended proposal for 2.6 metres. Provided that the brick pier is rebuilt to match existing and the flint wall is removed and reconstructed in conjunction with the rebuilt pier to match existing. A condition is attached to ensure this is the case. In the light of the previous consent and the need to facilitate access it is considered that such works would seek to preserve the character and appearance of the Conservation Area and Grade II Listed Building.

It is acknowledged here that the attached property, no. 55 also has a vehicular access to the rear with double gates, permitted in 2007

(ADC/0675/07.) This was permitted at 2.6 metres wide, yet the submitted plans show it at 3 metres. It is however not considered that this should set a precedent for an opening at the application site up to 3 metres. This would be an over generous opening which would not be justified for the required need. It would give rise to a loss of a greater proportion of the historic flint wall which is an attractive feature.

***Residential Amenity***

The use of the access will remain unchanged it will be visible from neighbouring properties yet it will not be detrimental. The increased parking area will not give rise to any issues.

***Highway Safety***

The proposal results in the improvement to an existing vehicular access onto a private road. The highways authority has advised that the owner of the private road be consulted with regards to the works. An informative has been attached.

**Recommendation**

**APPROVE**

1. Standard time limit
2. The existing brick pillar on the west side of the widened opening hereby permitted shall be rebuilt matching in design, appearance and use of materials the existing wall. It shall be integrated with the existing flint wall and be finished in appearance, use of materials and method of construction to match existing.
   Reason: - In the interests of visual amenity and to preserve and enhance the character and appearance of the Conservation Area and the Grade II Listed building.
3. Approved Plans

***Informative***

1. Proactive with amendments
2. The applicant is advised to contact the proprietor of the private access road to obtain formal approval to carry out the site access works.

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Hannah Barker Date: 10th October 2017

Authorised by: Jo Morin Date: 10.10.2017