Development Management - Delegated Officer Report

Application Number: AWDM/0038/19 Recommendation – Approve

Site: 83 Old Fort Road, Shoreham-By-Sea

Proposal: Variation of Condition 1 of Approved AWDM/0493/17 to amend the Central boundary treatment from approved Oak Railway sleepers (1 metre high) to 1 metre high vertical Larch cladding (retrospective)

Date of site visit: 17 January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted for two dwellings on this site in July 2017 (AWDM/0493/17). Construction is almost complete and this application seeks retrospective permission for a change to the central boundary treatment between the two dwellings. As approved, a 1m high wall constructed from oak railway sleepers was to be constructed. This has been changed to a 1m high larch clad fence with a landscaped planter on either side.

Relevant Planning History

AWDM/0493/17 - Demolish existing dwelling and construct a pair of two storey semi-detached properties with four parking spaces per dwelling (amended re-submission of AWDM/0097/17) – approved

AWDM/0843/18 - Application for a non-material amendment to previously approved AWDM/0493/17. Amendments: Timber decking in place of landscaped patio, boundary wall to have new stone capping to match paving, tax window added to underside of sill to side and front windows, increased height of quintuple window to rear gables, increased width of side lights to rear doors, stepping eaves back at front/side of building, obscure glazing to first floor side windows, removal of wood burner flue and addition of extract flues – approved

AWDM/1641/18 - Application to vary condition 1 of previously approved AWDM/0493/17. Amendment: provision of new side access door to both east and west elevations - approved

Consultations

None

Representations

None received

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 2018)

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 its surroundings.

Visual amenity

The fence has been lowered from its original height and is now 1m high. It runs from the centre of the pair of houses to the front boundary and is not widely visible. Its low height means that it cannot be viewed from the east, for example, as the boundary wall between the site and No.85 Old Fort Road is higher and obscures views of the larch clad fence.

Its appearance and the use of larch cladding is considered to be visually acceptable and it is not considered that any visual harm arises as a result of this fence.

Residential amenity

Being at the centre of the site and at 1m in height, the fence is not considered to cause any harm to the residential amenities of neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Diversion of public sewer
3. Hours of construction
4. Access
5. Car parking
6. Cycle parking

7. To be constructed in accordance with FRA with minimum ground floor level of 6.15m AOD
8. Materials
9. Removal of PD rights
10. Front doors to remain

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: 4 February 2019

Authorised by: Gary Peck Date: 4 February 2019