Development Management – Delegated Officer Report

Application Number: AWDM/0742/23 Recommendation: Approve

Site: Caxton House, 18 Ham Road, Shoreham-by-sea

Proposal: New external entrance gates to the existing ground floor car park, bin store and bike store

Date of Site Visit: 18th July 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to the recently completed development at Caxton House within the Shoreham Conservation Area. The building contains 14 flats and has a ground floor undercroft parking area which is open fronted. This has led to unauthorised entry and a lack of security for the cycle store which is also located within that area.

It is proposed to install steel gates across the opening. They will be powder-coated grey to match the existing metal work on the building (windows, lintels, balconies). The railings will consist of a larger gate for vehicles and a separate smaller pedestrian opening plus fixed railings at the eastern end.

Planning History:

AWDM/1688/18 - Demolition of existing building (mixed use Office B1 and general industrial B2) and construction of new building providing 14 residential units comprising 1 no. 1 bedroom flat; 12 no. two bedroom and 1 no. three bedroom flats with undercroft parking. Parking for 5 vehicles and 16 cycles - approved.

Consultations:

West Sussex County Council: The Highways Authority has no objection. From inspection of the plans, the proposed gates appear acceptable from a highway safety point of view. The existing access is wide enough to allow for a car to be mostly removed from the carriageway and wait whilst the gates are in operation

ADCAG: No comments received

Representations

2 letters of support received from the occupiers of Flats 2 and 8 Caxton House:

- Will provide privacy, security and safety for residents of Caxton House.
- This is especially required given the high level of antisocial behaviour that has occurred in the garage - including arson, property damage, bike theft, public urination, illicit drug use and people sleeping in the garage overnight.
- Please for the sake of residents' mental health approve this application.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the Conservation Area.

Visual amenity and impact on Conservation Area

The railings have an open design to allow views in and out of the parking area which is good for security and light but which also prevents a utilitarian, closed frontage, as would be the case with a roller shutter.

Amended plans have been received which show the easternmost metal gate post tucked behind the brick pier to reduce its visual impact. The appearance is considered to be sympathetic to the building and preserves the character and appearance of the Conservation Area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 15 September 2023

Authorised by: Gary Peck Date: 15 September 2023