Development Management - Delegated Officer Report

Application Number: AWDM/1652/21 Recommendation – APPROVE

Site: The Amsterdam 467 - 471 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Proposed rebuilding of brick wall to southern boundary.

Date of site visit: 5th October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The Amsterdam Public House is sited on the corner of Upper Shoreham Road to the east and Old Shoreham Road to the south. A Grade II listed building within the Conservation Area.

Consent is sought to remove an existing brick wall along the southern boundary which forms the boundary with no. 200 Old Shoreham Road. The wall is currently structurally unsound and is being held up by scaffolding at the adjacent site. A Structural Report has been submitted which advises immediate removal and replacement of the wall. A Design and Access Statement and Heritage Statement also accompany this application.

The replacement wall is similar to that which is existing, being slightly higher at 1.77 metres high (existing at 1.73 metres high.) The proposed piers are more regularly spaced unlike the existing and a flemish bond is used rather than a stretcher bond. The top course of bricks are proposed to be on an edge course rather than the existing brick soldier course.

Consultations

West Sussex County Council: The Highways Authority - The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111) and that there are no transport grounds to resist the proposal.

Adur District Conservation Advisory Group - APPROVE

Representations

Objection received from the owner/occupier of no.200 - The wall is not high enough to protect our security. Also object to the removal of a tree alongside the wall removing privacy.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 16, 17
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 area including the Conservation Area and the Setting of the Listed Building.

Visual amenity, character and Impact upon Conservation Area

The existing wall is on the southern boundary of the site adjacent to a car parking area. As stated it is in need of replacement as it is structurally unsound. The replacement wall is similar to existing with a slight height increase and other minor design changes which within the context of the site and surrounding locality will have no adverse impact. The replacement wall will preserve the character and appearance of the Conservation Area and setting of the Listed Building. The works can therefore be supported in this case.

Residential amenity

The main property to be affected is no. 200 to the south. The owner/occupier has objected to the proposals due to the limited height of the wall offering in their view insufficient security in terms of the adjacent pub and storage area. They have also objected to the removal of a tree which is not shown on the submitted plans or referred to in the proposals.

However it is not considered that the replacement wall as proposed is harmful in terms of residential amenity; it will not give rise to an overbearing impact or loss of light. The discussion with regards to the height and the required security is a civil matter between both adjacent landowners to discuss. In terms of the proposal in this case submitted for determination there is no justification for a refusal here.

Loss of tree

The objectors have advised that a tree is to be replaced to the rear of the site adjacent to the existing wall. The applicant's agent has confirmed that this is the case. The Council's Tree and Landscape Officer has commented that the loss of this tree could be supported in terms of the tree not being of such merit to be considered for a TPO and it does not appear to be in the Conservation Area. It is considered that the works should proceed with the tree being removed. There would be no ground to refuse this application in terms of the loss of the tree in question. The proposals as submitted can therefore be supported in planning terms and other matters are civil matters to be discussed between the occupiers of the neighbouring property and applicant as necessary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation? Y

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: Hannah Barker Date: 8th November 2021

Authorised by: Peter Barnett Date: 8 November 2021