Development Management - Delegated Officer Report

Application Number: AWDM/1092/18 Recommendation – Approve

Site: 80 Old Shoreham Road, Shoreham-By-Sea

Proposal: Application to vary condition 1 of previously approved AWDM/1508/17. Amendment: Increase in depth and width of garage/store, incorporating cycle store, use of painted blockwork finish rather than render, increase in height of boundary wall and new gate to North West boundary.

Date of site visit: 20 August 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two-storey commercial building with a single-storey rear extension on the east side of A283 Old Shoreham Road. It was erected in 1988 (SU/153/86) as a workshop and offices and was last used by 'Dent Magician' as a car repair workshop with ancillary storage at first floor. There is an open yard at the rear accessed through the building.

Permission was granted at the end of 2017 (AWDM/1508/17) for the change of use and conversion of part of the first floor to form 1no. one-bedroom flat with front balcony. At the rear, a pitched roof first floor extension is proposed to accommodate 1no. 2 bed flat with rear terrace. The flats will be accessed from a new entrance at the side of the building. Refuse and recycling storage is shown at the front of the building. Commercial use is to be retained on the ground floor with ancillary offices on the south east side of the building at first floor.

Also proposed was a single storey garage/store building at the northern end of the rear yard, accessed from the yard, with a cycle store behind, accessed from the footpath which runs along the northwest side of the building.

The development has commenced and the garage/store has been constructed. It is larger than approved, measuring 12.9m long compared with the 9.95m as approved as measured along the NE boundary. It is 6.66m wide compared with the 5.16m width as approved. This is because the yard widens as it gets closer to the main building and the garage/store continues to be the full width of the yard. Its area has increased from 19.2 m2 to 35.5m2. 6.97m remains between the front of the garage and the rear of the main building compared with the 9.5m as approved. The garage/store is to be finished in painted blockwork rather than render although at the time of the site visit it had not been panted and was just exposed blockwork.

Other alterations have taken place, namely to the wall on the NW boundary adjacent to a footpath which runs between the site and 82 Old Shoreham

Road. It has been increased in height to 2.1m and a new gated entrance from the footpath into the yard has been formed.

Relevant Planning History

SU/153/86 – Outline application for workshop and offices to replace existing – approved

SU/182/86 – Reserved Matters for workshop and offices to replace existing – approved

AWDM/0094/12 - Change of use and conversion of first-floor store/office space into 2 one-bedroom flats with front balconies – approved

AWDM/1090/17 – Retention of commercial use as workshop, storage and sales on ground floor with part conversion of first floor of existing building and first-floor extension over existing ground floor at rear to provide 3no. 1-bedroom flats with balconies at front and rear and associated alterations. Erection of commercial storage unit on northern boundary of site – refused

AWDM/1508/17 - Retention of commercial use as workshop, storage and sales on ground floor with associated office on part of first floor; part conversion of remainder of first floor of existing building and first floor extension over existing ground floor at rear to provide 1no. 2-bedroom flat and 1no. 1-bedroom flat with balconies at front and rear and associated alterations. Erection of garage/storage space/cycle store on northern (rear) boundary of site. (Amended re-submission of AWDM/1090/17) - approved

Consultations

None

Representations

Original Plans:

10 letters of objection received from the occupiers of Orchard Close, numbers 4, 5 (2 letters), 9 (3 letters), 10, 15 (2 letters), 19:

- Garage/store is bigger than permitted
- The standard of finish is appalling
- Building is an eyesore and should be demolished and rebuilt in a manner more appropriate to the area, i.e. finished in render
- The boundary fence is in a state of disrepair and needs replacing
- Fence could be replaced with a wall the same height as the garage to improve visual appearance from Orchard Close
- Planning department should rigorously ensure that conditions and plans are enforced and that those affected are treated with equal measure and impartiality
- Does not appear to be any drainage provided – water collects on the roof or drains onto the adjacent footpath
- Unsafe building work taking place

- Soil pipe does not dissipate above the roof line as it should

Amended Plans:

6 letters of objection received from the occupiers of 4, 5, 9 (3 letters), 10 Orchard Close:

- Reiterating comments made previously, plus suggestion that fence is replaced with new boundary wall to the same height as the garage
- Elevated electric cabling now runs from rear of main building to garage/store which adds to unsightliness

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 20, 36
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The site is not identified for any particular use or development in the Local Plan and there are no policies protecting the existing business floorspace. Being within the built-up area and surrounded by residential development, the proposed residential use is acceptable in principle and has previously been granted. The relevant issues are the effects of the changes on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual amenity

The increase in footprint of the building does make it slightly more prominent, with a longer expanse of wall running above the fence on the eastern boundary with Orchard Close. It has also not been finished yet, with exposed blockwork still visible. The plans show that the blockwork is due to be painted white which will improve the appearance. Local residents would like it to be rendered and, while this would be a better finish, it is not considered that it is necessary as only the top two courses of blockwork are visible above the boundary fence. Consequently, it does not have a significant visual impact on the Close.

The increased height of the wall on the western boundary does not have a wide visual impact and is acceptable.

The applicant has confirmed that the fence on the boundary with Orchard Close is to be replaced once the building work has been completed.

Electric cabling for a CCTV system has been installed which runs above the fence at the rear. The applicant has confirmed that this will remain on a temporary basis only until the fence has been replaced, after which the cabling will be affixed to it.

Residential amenity

The store building is sited in the rear yard and is not accessed from Orchard Close. It has not been brought any closer to the boundary with 19 Orchard Close to the north and, while covering a greater area of the yard, there is considered to be adequate separation from the building to neighbouring dwellings to avoid any adverse impact on their residential amenities.
The increased height of the wall on the western boundary does not have an adverse impact on the amenities of residents to the west due to the footpath separating them from the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Building to be finished in painted blockwork within 3 months.

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: 5 November 2018

Authorised by: Gary Peck Date: 5 November 2018