Development Management - Delegated Officer Report

Application Number: AWDM/1550/18 Recommendation – APPROVE

Site: Shoreham Free Church, Buckingham Road, Shoreham-By-Sea

Proposal: Erection of 3 no. detached outbuildings to rear (east) one for storage of food for Shoreham Food Bank, one replacement storage shed and one bike storage shed. (resubmission of AWDM/0683/18 for amendments to heights of buildings)

Date of site visit: 3.07.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is to the rear/eastern side of the Shoreham Free Church building on Buckingham Road. There is as existing a narrow space to the rear of the building running from north to south. The boundary is bounded by the church building to the west and the boundary with no. 1 Gordon Road to the east. As existing to the north side of this space is an existing shed building. Originally consent was sought to remove this building and to erect three new soft wood finished buildings. All buildings were proposed with monopitch roofs and the most northern building was the largest at 2.3 metres wide, 7.3 metres long with a maximum height of 2.4 metres. This building is a proposed food store. A smaller shed building is to the south of the larger building, 1.4 metres wide, 3 metres deep with a maximum height of 2.2 metres. To the south of this shed a bike store enclosure was permitted.

The applicant provided a detailed supporting statement discussing the requirements of the buildings. The current Shoreham Food Bank storage is provided at a commercial storage facility and there is the need for a conveniently located storage facility which is permanent and cost effective.

The current proposals are a resubmission of the above consent three buildings are proposed as originally permitted. The largest of the buildings is slightly narrower (2290mm not 2330mm) and its height is lower with the maximum height being 2.15 metres. The smaller shed is the same width and depth as permitted with a lower height at a maximum of 2 metres. The bike shed is reduced slightly in height also.

The amendments have allowed the buildings to have their lowest heights where they abut the adjacent boundary fence to not exceed 1990mm above ground level.

Consultations

Adur and Worthing Councils: - Environmental Health: - No adverse comments.

Representations

None received

Dialogue was carried out with neighbour at no. 1 Gordon Road when determining the original consent. Issues of vegetation and hours of use of buildings were discussed.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, Policy 33
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises an improvement to an existing community facility. Policy 33 states that the Council will protect and support improvements to social and community facilities. The proposal is therefore supported in principle subject to no adverse impact upon residential and visual amenity.

Visual amenity

The buildings are located to the side/rear of the main church building. They are subservient and set back, there will be very little visual impact upon the street scene. The use of soft wood in a natural finish is visually in keeping here and the buildings will appear domestic in appearance. The larger of the buildings is set back to the rear of the available space. It is considered that the buildings will have no adverse impact upon the visual amenities of the locality. The buildings as amended will have a similar or lesser impact than those which were originally approved.

Residential amenity

Due to the nature of the site the only adjacent neighbour to be directly impacted is no. 1 Gordon Road to the east of the site. The existing boundary is dense with vegetation and some is overhanging the site from the adjacent property. The applicants have discussed with the owner of no. 1 details regarding removing and pruning along the boundary to allow space for the erection of the proposed buildings, there is an on going dialogue here between both parties. Although the buildings will be higher than the adjacent boundary treatment, they will have a soft wood finish and domestic appearance and any visual impact upon the adjacent garden would not be detrimental. This boundary is set away from the main house and the plot and rear amenity space is substantial. The buildings will not result in any overbearing impact or loss of light.

Also for consideration here is the proposed use of the buildings and activity that will occur within this passage way as a result. The applicants have advised that deliveries will be made to the stage facility and these will take place within daytime hours. An hours of use condition has been discussed with the applicant and neighbour to agree that the use and access to the buildings shall only be between

the hours of 9am and 6pm Monday – Saturday. This is to avoid any noise disturbance to adjacent residents.

To the north of the site is Oakland Court a purpose built block of flats within its setting of landscaped, communal gardens. The north elevation of the largest building will be adjacent to the boundary of this site. Due to the scale of the building and distance from the block of flats it is not considered that there will be any adverse impact here.

As above the buildings as amended will have a lesser impact than those previously permitted. Adjacent to the boundary with no. 1 Gordon Road the heights of the buildings are limited to 1990mm which is lower than that previously approved.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The food store building and shed hereby permitted shall not be used or accessed other than between the hours of 9am and 6pm Monday- Saturday. No working, arrival, reception or despatch of deliveries shall take place except within these hours.
4. The buildings hereby permitted shall be constructed in treated softwood of a natural finish only as shown in photos attached to email dated 16th July 2018 and shall remain as such and be maintained at all times. Materials and finishes shall not be changed unless written approval is given from the Local Planning Authority.
5. Restrict use of buildings to be used by Shoreham Food Bank only and for no other use.

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: Hannah Barker Date: 23rd November 2018

Authorised by: Peter Barnett Date: 23 November 2018