



ADUR DISTRICT COUNCIL

22 September 2023

Adur Planning Committee	
Date:	2 October 2023
Time:	6.30 pm
Venue:	QEII Room, Shoreham Centre, Shoreham-by-Sea

Committee Membership: Councillors Carol Albury (Chair), Joe Pannell (Vice-Chair), Jeremy Gardner, Carol O'Neal, Vee Barton, Dan Flower, Jim Funnell, Gabe Crisp and Andy McGregor

NOTE:

Anyone wishing to speak at this meeting on a planning application before the Committee should register by telephone (01903 221006) or e-mail democratic.services@adur-worthing.gov.uk before **midday on Friday 29 September 2023**.

Agenda

Part A

1. Substitute Members

Any substitute members should declare their substitution.

2. Declarations of Interest

Members and Officers must declare any disclosable pecuniary interests in relation to any business on the agenda. Declarations should also be made at any stage such an interest becomes apparent during the meeting.

If in doubt contact the Legal or Democratic Services representative for this meeting.

Members and Officers may seek advice upon any relevant interest from the Monitoring Officer prior to the meeting.

3. Public Question Time

So as to provide the best opportunity for the Committee to provide the public with the fullest answer, questions from the public should be submitted by **midday** on **Wednesday 27 September 2023**.

Where relevant notice of a question has not been given, the person presiding may either choose to give a response at the meeting or respond by undertaking to provide a written response within three working days.

Questions should be submitted to Democratic Services – democratic.services@adur-worthing.gov.uk

(Note: Public Question Time will last for a maximum of 30 minutes)

4. Members Questions

Pre-submitted Members questions are pursuant to rule 12 of the Council & Committee Procedure Rules.

Questions should be submitted by **midday** on **Wednesday 27 September 2023** to Democratic Services, democratic.services@adur-worthing.gov.uk

(Note: Member Question Time will operate for a maximum of 30 minutes.)

5. Confirmation of Minutes

To approve the minutes of the Planning Committee meetings of the Committee held on **4 September 2023**, which have been emailed to Members.

6. Items Raised Under Urgency Provisions

To consider any items the Chair of the meeting considers urgent.

7. Planning Applications (Pages 5 - 28)

To consider the reports by the Director for Place, attached as Item 7.

Part B - Not for publication - Exempt Information Reports

None

Recording of this meeting

Please note that this meeting is being audio live streamed and a recording of the meeting will be available on the Council's website. This meeting will be available on our website for one year and will be deleted after that period. The Council will not be recording any discussions in Part B of the agenda (where the press and public have been excluded).

For Democratic Services enquiries relating to this meeting please contact:

For Legal Services enquiries relating to this meeting please contact:

Neil Terry Democratic Services Manager & Deputy Monitoring Officer 01903 221073 neil.terry@adur-worthing.gov.uk	David Jones Lawyer 01903 221093 david.jones@adur-worthing.gov.uk
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Duration of the Meeting: Three hours after the commencement of the meeting the Chairperson will adjourn the meeting to consider if it wishes to continue. A vote will be taken and a simple majority in favour will be necessary for the meeting to continue.

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ADUR DISTRICT COUNCIL

Planning Committee
2 October 2023

Agenda Item 7

Ward: ALL

Key Decision: Yes / No

Report by the Director for Place

Planning Applications

1

Application Number: AWDM/0941/23 Recommendation – APPROVE

Site: 1 The Street, Lancing

Proposal: Change of use from groundsman's shed to workshop with storage area and quiet room for social, educational and recreational activities. Application to vary condition 2 of approved AWDM/0630/23 to allow working outside the building

2

Application Number: AWDM/0879/23 Recommendation – APPROVE

Site: 111 Old Fort Road, Shoreham-by-sea

Proposal: Remodelling of existing bungalow, including two storey rear extension and extension to roof, to create a two storey flat roofed dwelling with stairwell access to roof and front balcony. Application to vary condition 1 (approved plans) of AWDM/0213/22. Amendments: changes to balcony privacy screens; changes to windows including new obscure glazed windows to side elevations

3

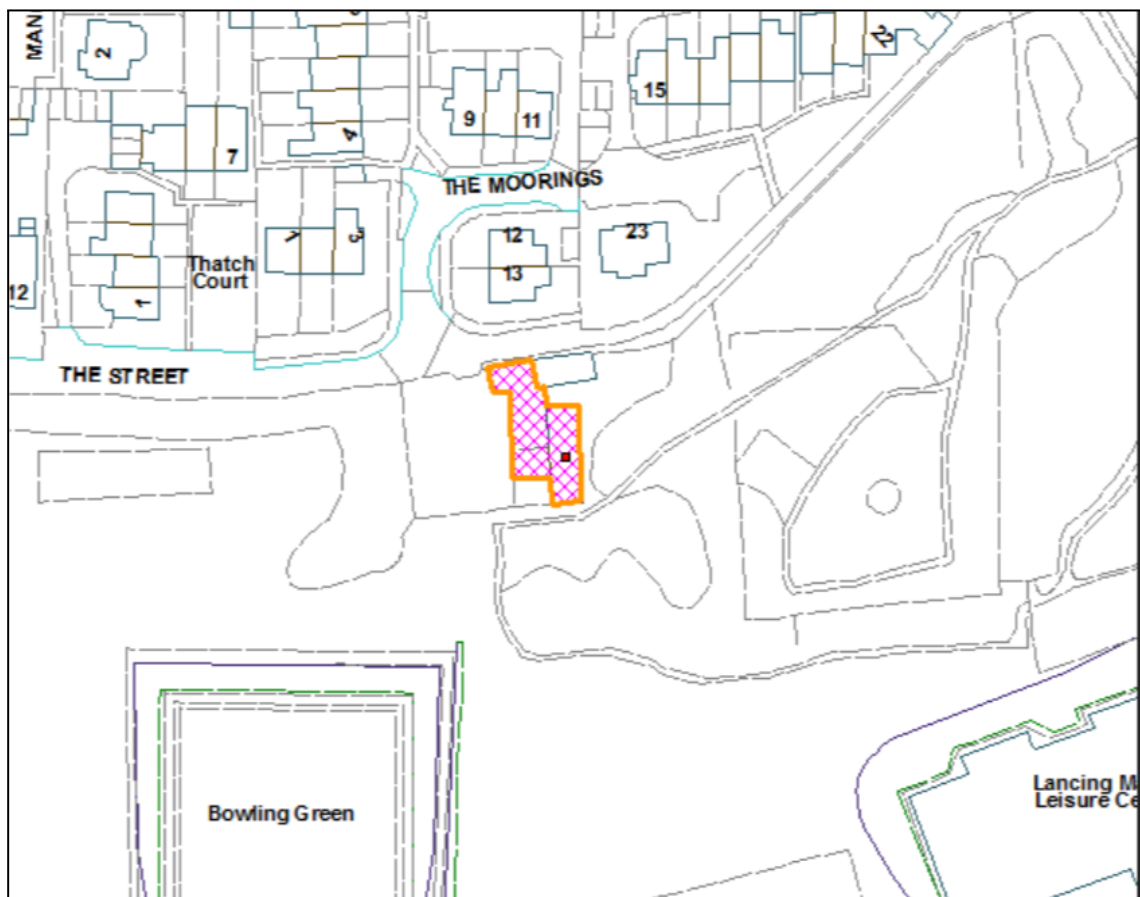
Application Number: AWDM/1210/23 Recommendation – APPROVE

Site: 250 Harbour Way, Shoreham-By-Sea, West Sussex

Proposal: Remodelling of existing house to form contemporary dwelling. Ground floor rear infill extension, front extensions with roof terraces and balustrades. Raising of ridge with front and rear dormers.

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Application Number:	AWDM/0941/23	Recommendation - APPROVE
Site:	1 The Street, Lancing	
Proposal:	Change of use from groundsman's shed to workshop with storage area and quiet room for social, educational and recreational activities. Application to vary condition 2 of approved AWDM/0630/23 to allow working outside the building	
Applicant:	Men In Sheds Lancing And Sompting	Ward: Manor
Agent:	Mr Frank King	
Case Officer:	Peter Barnett	



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Update

This application was reported to the Planning Committee on September 4th where Members resolved to grant planning permission subject to conditions. Condition 2 states:

“No external working (other than hand painting and staining of wooden products) or storage shall take place anywhere on the site to which this permission relates and all working shall be confined to within the buildings.”

Since the Committee, the applicant has advised that the above condition as worded does not allow for other forms of outdoor working, such as quiet working using non-powered hand tools, which the application had sought permission for.

Officers had incorrectly limited the extent of outdoor working to hand painting and staining of products only and the applicant would like the condition to be reworded to allow for low key outdoor woodworking using non-powered hand tools only.

The report to the September 4th meeting is repeated below but has been updated to consider the impacts of allowing outdoor working beyond just painting and staining.

Proposal, Site and Surroundings

The application relates to a group of buildings at the north end of Manor Park which are owned by the District Council and were previously used for storage of grounds maintenance equipment. There is a hardsurfaced area to the west, accessed from The Street, which is used informally for parking. The site currently lies to the east of the North Lancing Conservation Area but is not within it. Members will be aware, however, that there are plans to extend the Conservation Area boundary to include the site and part of the park to the west. There are residential dwellings directly to the north at The Moorings.

Permission was granted in 2019 to use the buildings (the Barn and The Garage) in connection with a community group known as “Men In Sheds” which provides a space for residents to come together to meet up and carry out woodworking with the aim of challenging isolation and improving wellbeing. The use began on the site in August 2021. A subsequent application in 2021 expanded the use into the Groundsman’s Building.

The buildings are a community resource where locals come in and learn how to use tools and undertake DIY projects. The group makes items such as planters, bird boxes, bug houses, bird feeders, bird tables, owl and bat boxes, etc. They also offer a free repair service to residents for items such as benches, seats, tables, chairs, etc. Some items are refurbished and put back into community use at local nursing homes, for example.

Planning permission was granted by Members at the Planning Committee in July for a variation of the hours of opening to allow the buildings to be used from 7.30am-4pm Monday-Friday and 8am -4pm Saturday, to enable preparation/set up

in advance of use of building by members from 8.30am plus retention of an outside toilet unit (AWDM/0630/23).

This application seeks to vary Condition 2 of that permission to allow for outside working. Condition 2 currently reads:

“No external working or storage shall take place anywhere on the site to which this permission relates and all working shall be confined to within the buildings.

Reason: In the interests of amenity having regard to policy 15 of the Adur Local Plan.”

The applicants wish to vary the condition to allow for the painting and staining of wood outside and also to use hand tools when fixing planters or bird boxes prior to staining or painting. A letter has been received from the applicants explaining in more detail the types of activity that take place outside. It states:

“fix a planter using screwdrivers, hammer etc as you would in your own garden, the putting together of items already pre cut as we do at events, etc again using hand tools, no corded power tools need to be used when we work outside we are very keen to ensure we keep noise levels to a minimum during the times our shed members are there which at present is three mornings a week.

We often find that when we have larger projects to work on, such as the benches we make for Manor Park for instance, it would be a lot easier to put together and paint outside rather than inside so we would cut all materials inside and then would make the item outside in our grounds again using hand tools as all the preparation needed to build the item would have been done on our machines inside our units as it always is, another good example is when we build the free mud kitchens for the local schools and groups again materials are all cut inside and then the item would be put together outside in our grounds without the need for power tools and then stained or painted accordingly.”

The application form explains that it is beneficial for health reasons to be able to carry out these activities in the fresh air. No use of power tools will take place outside and the work will be confined to the area that they lease from the Council and which is contained within a fenced off area.

Relevant Planning History

AWDM/1842/19 Regulation 4 application for Change of Use of 'The Barn' currently used for Council storage to a workshop and 'The Garage' to ancillary storage area - approved

AWDM/1877/21 Change of use from groundsman's shed to workshop with storage area and quiet room for social, educational and recreational activities - approved.

AWDM/0630/23 Change of use from groundsman's shed to workshop with storage area and quiet room for social, educational and recreational activities. Application to vary condition 4 (hours of opening) of approved AWDM/1877/21 to allow building to be used from 7.30am-4pm Monday-Friday and 8am -4pm Saturday, to enable

preparation/set up in advance of use of building by members from 8.30am plus retention of outside toilet unit - approved

Consultations

West Sussex County Council: The proposed variation of Condition 2 only relates to the use of outside space within the site for working, and is not anticipated to have an impact on highway safety. The LHA does not consider that this 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

Lancing Parish Council: Support the application

Adur & Worthing Councils: Public Health: No objection

Sussex Police: No concerns from a crime prevention viewpoint

Representations

8 objections received from the occupiers of 11, 18 The Moorings, 2 Bay Tree Cottages, Lamorna Cottage, 17, 18, 20 The Street

- Not acceptable to have spray painting close to where park users walk past
- Health hazard
- The use is encroaching on the yard and is more suitable on an industrial estate
- The yard is unsightly
- Applicants are unlawfully restricting the use of the car park by the public
- No further changes or breaches to the original conditions should be allowed
- Noise pollution

The applicant has responded to the objections in a series of emails, making the following points:

- All activities take place on land that we lease and does not affect use of car park
- Intention is to put top soil layer around felt mat and plant wildflowers
- Felt mat is where we park our vehicle and is a non-permanent solution. It also helps to make uneven ground safer to walk on
- 90% of paint and stains used is water-based and non-toxic
- It is beneficial for mental health to be working outside
- There is no spray painting outside
- Fencing that has been erected was put up by the Parks Department

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 15, 33, 34
National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee may grant planning permission for development carried out before the date of the application in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended).

Save that the development will have already commenced, this is a conventional planning application, and the Committee should consider the planning circumstances existing at the time of the decision in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The principle of development has been established by the previous permission. Leasing public land for commercial enterprise is an accepted practice for the Council's Parks and in this case redundant buildings are being re-used for community purposes.

The use of the land and the provision of any structures on the site are regulated by the Council's Parks and Estates teams, and authorisation has been given to the siting of the toilet, the various miscellaneous items between the buildings and the painting of items outside.

This application must consider the amenity impacts of the development and assess whether it adversely affects the public's enjoyment of the Park and the visual amenities of the locality.

Visual amenity

There are a number of small structures within the fenced off area between the buildings which is also used as a social space and for outdoor working. No activities take place outside of this area. Working outside on wooden products using hand tools, together with painting and staining of those products, are relatively low key activities which are not considered to cause visual harm.

Residential amenity

Working outside on wooden products using hand tools, together with painting and staining of those products, will not cause noise disturbance. No power tools are to be used and no spray painting is permitted to take place outside of the buildings . There have been complaints of smells but the painting is done in the open air where any limited odours will quickly dissipate and there is no objection from the Council's Environmental Health Officers.

It should be noted that the buildings are owned by the Council and they have control of the use on the site. Should any activity not comply with the terms of the lease, the necessary action can be taken.

While allowing working outdoors in general goes beyond simply painting items, it is not considered that the type of activity as outlined above is likely to cause undue disturbance or a loss of amenity for local residents.

It is therefore recommended that condition 2 is amended to read as follows:

“No external working using power tools, or external storage, shall take place anywhere on the site to which this permission relates. The painting and staining by hand of wooden products and working using non-powered hand tools is permitted outside of the buildings.”

Accessibility and parking

There is an area within the compound that is used as an informal car park and which continues to be available to the applicants and park users alike. The fenced off area where the outdoor working takes place does not affect the space within the remainder of the compound for the parking of vehicles. It should be noted that the compound is not a public car park and that any parking that takes place is at the Council's discretion.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans
2. No external working using power tools or external storage shall take place anywhere on the site to which this permission relates. The painting and staining by hand of wooden products and working using non-powered hand tools is permitted outside of the buildings.
3. The buildings shall not be used except between the hours of 7.30am-4pm Monday-Friday and 8am-4pm on Saturdays. There shall be no use of machinery or dispatch of deliveries at the premises except between the hours of 8.45 am and 4.00 pm on Mondays to Saturdays inclusive.
The buildings shall not be used at any time on Sundays or Public Holidays.

4. The premises shall be used as a workshop Class E(g) (iii), for storage (Class B8) and as a meeting place for the local community (Class F2(b)) as set out in the application and for no other purpose within Class E, F or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).
5. There shall be no external alterations to the buildings without the prior written consent of the Local Planning Authority.
6. No retail sales shall take place from the buildings at any time.
7. The toilet building shall be permanently removed from the site on cessation of the current use of the buildings as a workshop and meeting place for the local community

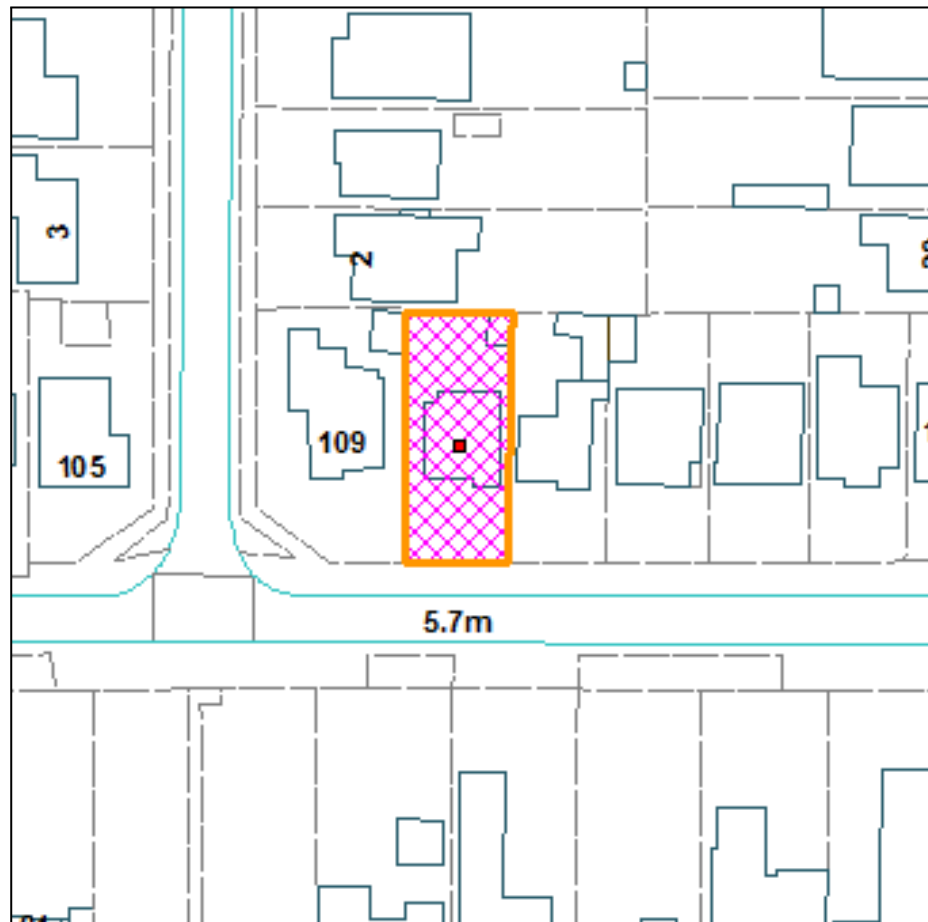
Informatives:

The applicant is reminded that there should be no external storage anywhere on the site and all materials should be confined to within the buildings.

The applicant is advised that spray painting outside of the buildings would require planning permission and any such application is unlikely to be supported by the Council.

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Application Number:	AWDM/0879/23	Recommendation - APPROVE
Site:	111 Old Fort Road, Shoreham-by-sea	
Proposal:	Remodelling of existing bungalow, including two storey rear extension and extension to roof, to create a two storey flat roofed dwelling with stairwell access to roof and front balcony. Application to vary condition 1 (approved plans) of AWDM/0213/22. Amendments: changes to balcony privacy screens; changes to windows including new obscure glazed windows to side elevations	
Applicant:	Mr and Mrs Spiers	Ward: Marine
Agent:	Mr Scott Evans	
Case Officer:	Peter Barnett	



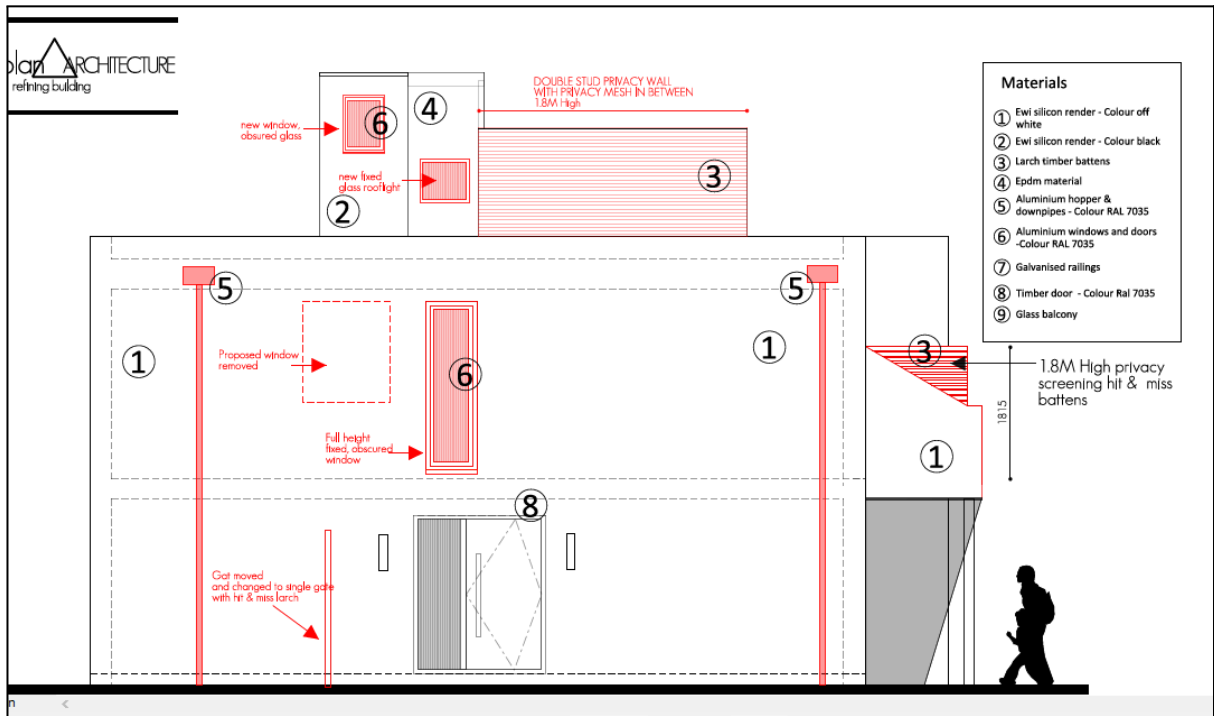
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Update

This application was reported to the Planning Committee on September 4th where it was deferred in order to seek the addition of a 1.8m high privacy screen to the west side of the first floor front balcony.

Since the Committee, an amended plan has been received showing the provision of a timber batten screen up to 1.8m high.



The report to the September 4th meeting is repeated below but has been updated to consider the additional screen.

Proposal, Site and Surroundings

The application property is a recently 'remodelled' two storey flat-roofed dwelling on the north side of Old Fort Road. It sits between a chalet bungalow to the west and a two storey dwelling to the east.

Permission was granted in 2022 to extend and 'remodel' the chalet bungalow on the site to form a two storey flat-roofed dwelling with first floor front balcony and a roof access in the form of a centrally positioned stairwell with decked area in front. A rear infill two storey extension was also proposed (AWDM/0213/22).

A number of design changes have been made during the build and this application seeks retrospective permission to retain them. The changes are:

- Amended design for roof terrace privacy screens. The screen is comprised of a double row of larch timber battens with a mesh in between on the west side

- only. The approved plans showed louvred fencing with obscured glass on top.
- Amended design to first floor balcony privacy screens. The side wall of the balcony is rendered and angled to drop from 1.8m to 1.1m height. The approved plans showed a screen with a consistent height of 1.8m. In order to maintain privacy, the angled wall has been retained but with a section of hit and miss larch timber battens included at the front to 'square off' the side screen to a height of 1.8m.
 - New full height obscure glazed slender windows have been installed at first floor on the east and west elevations.
 - A new clear glazed rooflight has been installed on the west side of the roof access over a stairwell
 - A new obscure glazed window has also been installed on the west side of the roof access to serve a WC
 - A timber shed has been built in the rear garden which is 2.4m high and permitted development
 - A timber pergola is proposed adjacent to the shed, also 2.4m high

The application has been called in for consideration by the Planning Committee by Councillor Joss Loader.

Relevant Planning History

AWDM/0167/13 - Demolition of existing chalet style bungalow and construction of 2 no. semi-detached, 2 storey, 3-bedroom dwellings - approved

Remodelling of existing bungalow, including two storey rear extension and extension to roof, to create a two storey flat roofed dwelling with stairwell access to roof and front balcony - approved

Consultations

None

Representations

Two letters of objection received from the occupiers of 109 and 113 Old Fort Road:

The original plans show a louvred wall, 1.80m high. This would have afforded full privacy as well as offering a structure that would have allowed wind to pass through. It would have represented a structure that was an integral part of the design, rather than what we currently have, double stud slatted fencing, which is a tacked-on, bulky, and cheap afterthought.

Screen has a poor appearance and offers no privacy particularly as there is a clear line of sight from the terrace right into our bedroom.

The mesh that has since been installed is another afterthought and will not withstand strong winds along the Beach.

The only solution is to return to the original plans and place a louvred wall across all sides of this terrace, correctly angled so as to be totally private across both east and west sides, and the north side too.

This louvred wall would have less of a visual impact; would offer complete and long lasting privacy, and would be strong enough to cope with its location.

First floor balcony has a screen with a sloped side (raking screen) that offers zero privacy. Anyone standing on the west side of this balcony looks directly into our bedroom, right into our dressing area.

Our bedroom is therefore looked into from the roof terrace and first floor balcony. The balcony we have on the south side of our property - nearest their house - is also overlooked from both these sites.

The windows in the west and east walls are also entirely different to the original plans, changing from high level to full length. Causes light and noise disturbance. Glazing could change to clear in future.

The structure on the roof was originally intended to house a void and a staircase only. The original design statement calls this house 'a dwelling with stairwell access to roof and front balcony'. There is now a sizeable cloakroom inside this structure now. This has changed the use of this area and, we estimate, added thirty percent to its bulk.

Part of the design of this structure was to have something small enough, from a visual perspective, not to add bulk to the flat roof. And yet, bulk has now been added, to the extent it now stands out far too much and has changed the street scene significantly.

Relevant Planning Policies and Guidance

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 2021)

WSSC Guidance on Parking at New Developments (Sept 2020).

Relevant Legislation

The Committee may grant planning permission for development carried out before the date of the application in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended).

Save that the development will have already commenced, this is a conventional planning application, and the Committee should consider the planning circumstances existing at the time of the decision in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant

conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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.

Visual amenity

The main change which is visible from the street is the introduction of the timber privacy screen at roof level. It is a noticeable feature but it has only a localised impact and is not considered to be unduly out of character when the eclectic mix of materials to be found on Shoreham Beach is taken into account. Furthermore, larch weathers down to a silver-grey patina over time which will soften its appearance and bring it more in keeping with other weathered timber found elsewhere on the Beach.

The mesh screen which has been placed between the two rows of timber battens has the same finish as the battens but this does not take account of the weathering down and change in colour of the timber referred to earlier. At the moment it is not unduly visible, with the timber battens the more prominent feature. The mesh will eventually provide a slight contrast but this would be subtle and is not considered to result in serious visual harm.

Neighbours are concerned that the mesh may not be a long term solution due to strong winds on the seafront but to date it has withstood unseasonably stormy weather over the summer. Nevertheless, it is considered to be necessary to impose a condition requiring the mesh to be replaced if damaged.

At first floor, the timber battens will reflect the design of the 2nd floor screen and are considered to be visually acceptable.

The other changes are considered to have a minor visual impact. Representations have suggested that the roof access has been enlarged from that shown on the approved plans but this is not the case.

Residential amenity

The most affected neighbours are those on both sides (109 and 113) and the bungalow at the rear in Winterton Way (No. 2) the rear garden of which runs perpendicular to the site.

Concern has been expressed by the occupiers of 109 and 113 about overlooking from the roof terrace. The mesh has been added to the west side of the terrace only

and does obscure views towards the side window of 109. An oblique view of a rooflight towards the rear of the side roof slope of 109 can still be seen and it is recommended that the use of the mesh is extended along the north edge of the screen, at its western end. Intrusive views towards 113 to the east are not possible due to the relative positions of roof terraces and windows. There is a blank gable wall immediately adjacent to the east side of the terrace at 111.

The additional windows at the sides of the house are new features but are obscure glazed and do not result in loss of privacy. Some light spillage may be possible through the windows but it is not considered that this would be to such an extent as to cause harm to amenity.

A clear rooflight above the stairwell does not result in overlooking.

The sloped sides to the first floor terrace do not provide as much privacy as a uniform 1.8m high wall and Members requested amendments, as discussed above, to improve privacy. The addition of a section of hit and miss timber battens at the front end of the angled side screen on the west side to 1.8m height is considered to provide the desired level of privacy for the occupiers of 109.

To the east, 113 has an inset balcony and the balcony at 111 is set away from the boundary and is largely screened by a first floor projection at the front of 111 and raised planter.

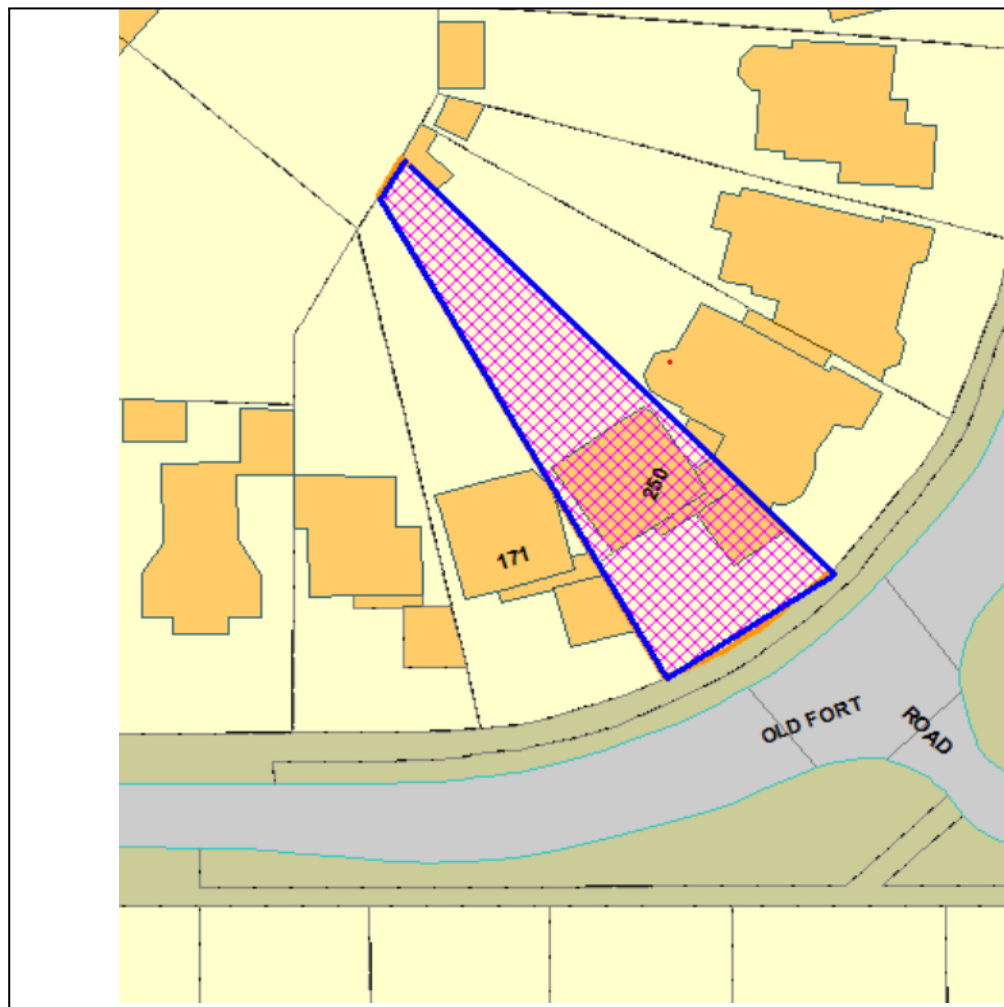
Recommendation

Approve

Subject to conditions:-

1. Approved Plans
2. The mesh privacy screen hereby approved shall be extended along the north west corner of the 2nd floor balcony, and hit and miss timber battens shall be affixed to the angled west side wall of the first floor balcony as shown on the approved plans, within one month of the date of this permission. If at any time any part of the mesh on the 2nd floor balcony privacy screen is damaged or removed it shall be replaced within 1 month by a mesh of an equal level of obscurity.
3. Windows shown as obscured glazed on the approved plans shall remain obscured in perpetuity.

Application Number:	AWDM/1210/23	Recommendation - APPROVE
Site:	250 Harbour Way, Shoreham-By-Sea, West Sussex	
Proposal:	Remodelling of existing house to form contemporary dwelling. Ground floor rear infill extension, front extensions with roof terraces and balustrades. Raising of ridge with front and rear dormers.	
Applicant:	Mr Thatcher	Ward: Marine Adur
Agent:	FRESH Architects	
Case Officer:	Hannah Barker	



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Proposal, Site and Surroundings

The application site is an existing two storey detached dwelling with render and weather boarding. It has a single storey extension to the rear and to the front there is a garage and porch projection with roof terrace and balustrade. The building is on the north side of the road with Old Fort Road to the west on the bend. The dwellings on either side are similar in style, form and appearance.

Consent was granted in 2023 under AWDM/1667/22 for a development to remodel the existing dwelling which was two storey in form and scale with rooms in the roof, consistent with the surrounding development with a principle of two storey development. The height of the ridge was slightly increased with a front and rear flat roof dormer with grey tiled roof. White render was approved at first and ground floor. The garage projection at the front was to remain the same with an enlarged front terrace above an additional flat roof front extension. A front dormer, juliette balcony with glazed balustrade was approved.

The current application shows a similar scheme to that previously approved. The agent's Design and Access Statement states: - "To accommodate 2 bedrooms at loft level, the existing pitched roof is proposed to be removed and replaced with a raised partly flat partly pitched roof as approved under AWDM/1667/22, this application aims to extend the roof in its approved form slightly further forwards."

The previously approved scheme had the existing main building depth at first floor and at roof level to match existing, the current scheme increases this depth by bringing the building forward and adding a larger area of flat roof to the roof. This increases the internal floor space at first floor and in the roof space. All other details remain the same as previously approved.

The application has been brought to committee following a call in request from Councillor Watts.

Representations

Representations have been made in support and objecting to the proposal.

9 Representations have been made in support of the application from the owner/occupiers of: - 21A Ferry Road, 12 Ormonde Way, 5 Atlantic Court, 173 Old Fort Road, 248 Harbour Way, 173 Old Fort Road, 144 Old Fort Road, 148 Old Fort Road, 18 Old Fort Road.

- Designed with original style
- In keeping
- Not impacting on the neighbourhood in a negative way.
- Adds value to properties on the beach
- Preserves the character
- Contributes to the houses that already exist.
- Amendment to previous plans
- Front of the house will essential remain almost identical
- The modifications will not affect the neighbouring dwelling.

- Complements the surrounding environment.
- Adds to the eclectic and varied architecture of the various dwellings.
- Minimal visual impact.

1 representation has been made in objection to the application from the owner/occupiers of 5 Falcon Close

- The increase in roof height is an unwelcome precedent; further bedrooms overlooking ours and our garden are unwelcome.

Consultations

West Sussex County Council Highways Authority: -

For the current application, from inspection of the plans, the proposed works will provide two additional bedrooms and enlarged living space. Considering this, the LHA does not anticipate that the proposed development would lead to a material intensification of movements to or from the site. No alterations are proposed to the existing access arrangement.

The proposals will result in the loss of an existing garage. However, the site benefits from a driveway that is suitably sized to accommodate an appropriate amount of parking provision for a dwelling of this size. The existing garage is to be replaced by a storage room, which can be utilised for the secure parking of cycles.

In summary, the LHA does not consider that this 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.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15

'Supplementary Planning Guidance' comprising: Development Management No.2
'Extensions and Alterations to Dwellings'

National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

For consideration here is the impact of the increased depth of the roof and first floor. All other matters remain as previously approved, the increased depth and scale is assessed below and how this impacts upon the residential amenities of neighbouring occupiers and character and appearance of the existing dwelling and the surrounding locality.

Visual amenity

The proposed development shows a two storey dwelling house with rooms in the roof. A contemporary development with grey roof tiles and white render. The development as a whole combines with those either side to produce a variation upon the original building whilst maintaining a two storey form with pitched roof similar to existing and to those similar properties either side.

The increase in ridge height is visible however it does not give rise to an overly tall building. This is all as approved previously however the current application, as stated above includes the increase in depth of the building at first floor and roof level. This, in turn, introduces a flat roof to the building to accommodate the increased depth. This flat roof will be visible within the street scene when approaching the building from either side. However, in relation to the proposals as already approved which create a unique building whilst continuing the pattern of two storey development, on balance this is not considered to be harmful to the character of the locality or street scene.

Residential amenity

The impact upon residential amenity was assessed with the previous scheme and considered acceptable. The side windows are as originally approved so with the attached safeguarding conditions no adverse impact will occur. The increased depth of the building as proposed will increase the scale and bulk of the building however there are no side windows at the adjacent properties which would be impacted detrimentally and no refusal could be warranted here. The building will be brought forward, the rear elevation will remain as previously approved and to match the rear elevation of the existing building. So there will be no impact upon rear amenity space and the rear dormer will not be any closer to properties to the rear of the site so as previously assessed any overlooking would not be such to warrant a refusal.

All conditions remain as attached to the previous approval, on balance the proposed scheme can be supported and is recommended for approval.

Recommendation

Approve subject to the following conditions:-

1. Approved plans

2. Standard time limit 3 years
3. Materials, grey tiles, white render
4. No additional windows on the east or west elevation of the building. First floor windows on the eastern elevation shall be obscurely glazed.
5. Privacy screens.

Informative

1. Proactive no amendments.

2 October 2023

Local Government Act 1972

Background Papers:

As referred to in individual application reports

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Schedule of other matters

1.0 Council Priority

1.1 As referred to in individual application reports, the priorities being:-

- to protect front line services
- to promote a clean, green and sustainable environment
- to support and improve the local economy
- to work in partnerships to promote health and wellbeing in our communities
- to ensure value for money and low Council Tax

2.0 Specific Action Plans

2.1 As referred to in individual application reports.

3.0 Sustainability Issues

3.1 As referred to in individual application reports.

4.0 Equality Issues

4.1 As referred to in individual application reports.

5.0 Community Safety Issues (Section 17)

5.1 As referred to in individual application reports.

6.0 Human Rights Issues

6.1 Article 8 of the European Convention safeguards respect for family life and home, whilst Article 1 of the First Protocol concerns non-interference with peaceful enjoyment of private property. Both rights are not absolute and interference may be permitted if the need to do so is proportionate, having regard to public interests. The interests of those affected by proposed developments and the relevant considerations which may justify interference with human rights have been considered in the planning assessments contained in individual application reports.

7.0 Reputation

7.1 Decisions are required to be made in accordance with the Town & Country Planning Act 1990 and associated legislation and subordinate legislation taking into account Government policy and guidance (and see 6.1 above and 14.1 below).

8.0 Consultations

8.1 As referred to in individual application reports, comprising both statutory and non-statutory consultees.

9.0 Risk Assessment

9.1 As referred to in individual application reports.

10.0 Health & Safety Issues

10.1 As referred to in individual application reports.

11.0 Procurement Strategy

11.1 Matter considered and no issues identified.

12.0 Partnership Working

12.1 Matter considered and no issues identified.

13.0 Legal

13.1 Powers and duties contained in the Town and Country Planning Act 1990 (as amended) and associated legislation and statutory instruments.

14.0 Financial implications

14.1 Decisions made (or conditions imposed) which cannot be substantiated or which are otherwise unreasonable having regard to valid planning considerations can result in an award of costs against the Council if the applicant is aggrieved and lodges an appeal. Decisions made which fail to take into account relevant planning considerations or which are partly based on irrelevant considerations can be subject to judicial review in the High Court with resultant costs implications.