Development Control – Delegated Officer Report

Application Number: AWDM/0833/14 **Recommendation – Approve**

Site: **12 The Close**

Proposal: **Two timber outbuildings at end of rear garden to replace existing shed**

Date of site visit: 8.7.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two-storey building in a short street in a residential neighbourhood of Shoreham, just north of Mill Lane.

The proposal is for two timber outbuildings, one to measure (at max) 2.9 metres in height, 3.6 metres in length, and 3.6 metres in width. The other is to measure (at max) 4 metres in height, 4.3 metres in length, and 4.2 metres in width. They will replace an existing shed on decking at the rear of the garden.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scale of the outbuildings would be sympathetic to the domestic setting. The exterior materials and finishes would be appropriate.

No visual harm would arise from the proposal.

Residential amenity

The outbuildings would be single storey in height and set at the rear of the garden. The angle of the roof lights would avoid direct views onto neighbours, so unacceptable overlooking and loss of privacy would be avoided.

Sufficient distance would be retained between the outbuildings and other neighbouring buildings so as to avoid harm onto the amenities of the occupiers by way of overbearing and overshadowing.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative

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.

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

Case Officer: Matthew Porter Date: 8-8-2014

Authorised by: Peter Barnett Date: 8 August 2014