Expiry Date – 12/12

Development Control – Delegated Officer Report

Application Number: AWDM/1149/17 Recommendation – Approve

Site: **35 Valley Road, Sompting**

Proposal: **Retention of outbuilding at end of rear garden on southern boundary and associated groundworks (retrospective).**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/11

Site and Surroundings

This application relates to a semi detached bungalow on the south side of Valley Road in the heart of Sompting, north of the A27. The road is made up of semi detached bungalows many of which have been extended into the roof. The application site has been extended into the roof and a single storey extension is under construction.

Land slopes down form the road to the back garden boundary. Beyond the rear garden boundary is Halewick Farm open land, part of the South Downs National Park. The site is not in a conservation area and is not listed.

Proposal

A garden outbuilding has been built across virtually the full width of the back boundary. Garden land was excavated in order to lower its impact, by approximately 300mm. It has four sets of double doors facing the back of the house with centralised steps down into it. There are also steps on the east side of the garden to space at the side of the structure. The building measures 7 metres in width, 4.28 metres in depth and has a ridge height of 2.3 metres. It is 1.3 metres off the eastern boundary with No. 33 and 1 metre off the western boundary.

Relevant Planning History

AWDM/0984/14 – single storey rear extension with steps into garden. Granted 16.9.14

ADC/0086/11 – single storey rear extension. Granted 4/5/11

Consultations

SDNP: No response.

Sompting Parish Council: '*Concerned that this building could become a dwelling in the future.'*

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Submission Adur Local Plan Policies 1, 2 and 15
South Downs Integrated Landscape Character Assessment (Updated 2011)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Incidental garden outbuildings up to 2.5 metres in height can be built in the rear gardens of these houses without the need for planning permission. This outbuilding needs planning permission because of the additional engineering works undertaken to lower the ground and also the steps created down to it.

This is a larger than typical outbuilding visible in neighbouring gardens but not dissimilar to one that could be erected under permitted development. It is constructed in shiplap timber which will weather and become less obvious. The white uPVC doors are rather apparent but they face the back of the houses which also have uPVC windows and doors.

The structure backs onto open land at Halewick Farm, in the South Downs National Park where there are buildings for the horses. It does not undermine the open character of this land. The listed buildings within the site of Halewick Farm are close to 90 metres away and unaffected.

Neighbour amenity

The outbuilding is more than 12 metres from the back of neighbouring houses and sits on lower ground. It is not excessive in height and does not obstruct views southwards significantly. It is to be used for incidental purposes only, games room, garden room, domestic storage and not for primary living purposes. It does not have any plumbing. Subject to its use for incidental purposes only it is not considered that it is causing any significant harm to neighbours' living conditions.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. Incidental use only
3. No new windows – south, east or west elevations

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 12/12/17
Authorised and signed by:	PB	Date: 12/12/2017