Development Management – Delegated Officer Report

Application Number: AWDM/1651/23 Recommendation: APPROVE

Site: 24 Gordon Avenue, Shoreham-By-Sea, West Sussex

Proposal: Timber shed at rear of garden (retrospective)

Date of Site Visit: 16th January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached two storey property with rooms in the roof. It is located within a cul de sac of similar properties. Retrospective consent is sought for an existing detached shed to the rear of the garden. It is of timber construction with a barrel felt roof. The building is slightly narrower than the width of the garden and is used as a store. This application has been submitted following a complaint the Council received with regards to this building. Planning permission is required as it exceeds 2.5 metres which is the limit for permitted development within 2m of the boundary. The building is 2.9 metres high at its maximum.

Representations: - None received, complaint received initially.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 building is to the rear of the property and is therefore not clearly visible within the street scene; there are allotments to the rear of the site. There are other outbuildings to the rear of properties nearby and the principle of such a building would not be out of character. The height of the building does exceed that which would be allowed under permitted development however it is not considered that the building results in any significant harm to the character and appearance of the existing dwelling or surrounding locality.

Residential amenity

The existing building is visible from neighbouring properties, however it does not result in any loss of light or overbearing impact which would warrant a refusal in this case. The use of the building is ancillary storage and would not therefore give rise to any activity which would be detrimental to residential amenity. On balance the application can be approved.

Recommendation

APPROVE

Subject to Conditions:-

1. Ancillary use only. No sleeping or business 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: 18th January 2024

Authorised by: Peter Barnett Date: 18 January 2024