Expires 29/12/08

Development Control – Delegated Officer Report

Application Number: ADC/0525/08 **Recommendation – Permit Application**

Site: **30 Park Way Southwick Brighton West Sussex**

Proposal: **Continued use of side addition for storage of machinery collected as a hobby (renewal of SW/17/05)**

The Application

The application site is a detached bungalow located on the east side of Parkway, Southwick. The property has a wooden lean-to garage/store located on the south side abutting the boundary with No.28. This garage/store extends to the rear and joins an old garage building that is in a poor state of repair. The structure stores large machinery collected as a hobby but did not receive explicit planning consent when built. Planning permission was subsequently granted for a replacement structure but was time limited for a period of 3 years owing to its use for storing and operating large machinery (SW/83/02/TP). The original structure appears to have never been replaced by the approved building however the temporary use permission was extended again under SW/17/05/TP for another 3 year period. As current the original poor quality structure remains but now benefits from deemed consent under the 4 year ruling.
This application seeks permission to extend the temporary permission again to allow the structure to continue to be used for storing and operating large machinery collected as a hobby.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AH7

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity
The structure as seen from afar has the appearance of a small side garage and is completed to match the whitewash of the host bungalow. Within the streetscene it does not appear unduly incongruous. Upon closer inspection it is seen to be a rather shoddy construction with wooden walls and plastic corrugated roofing. To the rear it attaches to the original garage which is in a perilous state of repair. Given that the structure has been erected for longer than 4 years it is not possible to take remedial action to improve its general state. This application therefore concerns only its use, not its form. In any case a replacement structure will undoubtedly need to be erected in the near future owing to its extremely poor state.

Residential Amenity
The store is used to house a large number (approximately 11) of tool cutting machines connected to the applicant's hobby as an inventor. It is clear from examination that they are not used on a regular basis and certainly do not appear to be in use as part of any business venture at the site. Although concerns were expressed on the previous applications over occasional noise and vibration disturbance caused by the operation of the machinery, no such objections or concerns have been raised this time. It is now considered that the use of the store to house and operate this machinery is acceptable in the longer term, despite the poor quality of the store's structure.
In order to retain an element of control, and prevent future owners taking advantage of this permission, the original time restraints (operation permitted 11am-2pm Mondays to Fridays only) are retained whilst the permission shall be for the benefit of the applicant only.

Recommendation

APPROVE for reason that :-

The continued use of the side extension for the storage of machinery would not detract from the existing urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant policies of the ADLP (AG1, AH7) and the adopted WSSP 2001-2016 (LOC1, DEV1)

Subject to:

1. The machinery shall not be operated except between the hours of 11am and 2pm Mon-Fri and no additional machinery shall be brought to the property without the prior written agreement of the Local Planning Authority.
   Reason: In the interests of residential amenity, paying regard to policies AG1 and AH7 of the ADLP and DEV1 of the adopted WSSP 2001-2016.
2. C14Bi: '...benefit of Mr Ronald Taylor only.... Policy AH7 of the ADLP and DEV1 of...'

Case Officer:.....

Date:8/12/08.

PB 8/12/08