Development Management – Delegated Officer Report

Application Number: AWDM/0840/22 Recommendation: APPROVE

Site:26 Montford Close, Shoreham-By-Sea, West Sussex

Proposal: Retrospective application to retain timber frame garden building accommodating large storage/utility area with small home office/multi-purpose space.

Date of Site Visit: 28th June 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached, two storey dwelling within a cul de sac of similar properties. Retrospective Consent is sought for a single storey pitched roof building within the rear garden. Consent is required as the building exceeds 2.5 metres in height and is within 2 metres of the boundary. It is nearing completion and works have been halted pending the outcome of this planning application. The building has a maximum height of 3.4 metres from the base and 3.1 metres measured from the adjacent ground level. The applicant has confirmed that the use will be ancillary to the main dwelling for storage, utility and home office.

Representations

1 representation has been received from the occupier of the neighbouring property No. 48 King George Road making the following comments: -The structure has been built with no permission, 75 cm away from my rear fence, this will be used for a second mini home for relations. Too close to the fence and towers above it. Concern over noise when in use. Far too big to be anything other than a residence.

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 (July 2021)
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 although it will not be visible within the street scene it is clearly visible from the rear of neighbouring properties surrounding the site. However the application site and adjacent gardens are all generously sized and therefore the building is not in close proximity to the neighbouring dwelling houses. There are other outbuildings within this locality and although this building is large in scale and high, on balance it does not represent over development and it is not considered to be out of keeping in character and appearance with the existing property or surrounding built environment.

Residential amenity

As mentioned above the building is visible from adjacent dwelling houses. However there are no windows on the elevations facing neighbouring properties and therefore no loss of privacy will occur. Also due to the distance between the building and the rear of neighbouring properties the building will not result in any significant loss of light or overbearing impact to the detriment of the neighbouring properties. Therefore on balance despite its large scale and height the impact would not be such to warrant a refusal in this case. It is noted that the representation received refers to the use of the building resulting in noise and disturbance. It is noted that the building is for ancillary use and the applicant's agent has confirmed this will be used for storage and utility, home office use, with no other use proposed including for residential use or sleeping accommodation. This will be conditioned to ensure that this is the case, the ancillary uses proposed will not result in any noise or disturbance that would be unusual within a residential location such as this.

On balance it is considered that the building is acceptable provided it is for ancillary use. A height reduction of 0.6 metres would allow this building to be constructed under permitted development. It is not considered that this increased height difference would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. No additional openings on the north or east elevation of the building.
3. Ancillary use only

Is recommendation contrary to letter(s) of representation Y

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: 4th July 2022

Authorised by: Date: