Development Control – Delegated Officer Report

Application Number: AWDM/1322/14 Recommendation – APPROVE

Site: 34 Cheal Close, Shoreham-by-Sea

Proposal: Timber summerhouse in rear garden

Date of site visit: 20.01.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located on the northerly side of Cheal Close and comprises a link-detached bungalow. The bungalow has a spacious landscaped rear garden and there is an existing timber shed which is located on decking in the north-east corner of the application site. The road is residential in nature and is characterised by single storey detached and link-detached bungalows which are set in lengthy plots.

Planning permission is sought for the erection of a timber summerhouse in the north-westerly corner of the rear garden serving the property. The summerhouse would measure 3.6 metres at the maximum length, 3.6 metres at the maximum depth, 2.01 metres to the eaves and 3.27 metres to the ridge. The summerhouse would sit on a slim line slab base which has been positioned in the north-westerly corner of the site. The summerhouse would have timber exterior walls and a timber pyramid shaped roof. The southerly aspect of the building would incorporate two full length windows and a central pair of glazed doors which would open into the rear garden.

Relevant Planning History

None relevant

Consultations: None received.

Representations:

One letter of representation has been received from the occupiers of 48 Riverside Road who have raised concern that the summerhouse would block light from entering their rear garden.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the erection of a summerhouse outbuilding within the curtilage of an existing dwelling house. The main considerations that require assessment are the impact of the proposed summerhouse on the visual amenities of the area and the amenities of neighbouring occupiers.

Visual Amenity

The proposed summerhouse would be located within the north-westerly corner of the application site and would be set back over 25 metres from the road to the south. There is a close boarded timber gate to the westerly side of the bungalow which would provide some screening of the structure from the road. Some glimpses of the pyramid roof of the summerhouse would be visible from the gap between 34 and 36 Cheal Close, it is however considered given the set back nature of the summerhouse from the road that the structure would not appear prominent from the street scene perspective or adversely impact on the visual amenities of the area.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed summerhouse are the neighbouring bungalows comprising 36 Cheal Close located to the west of the application site and 48 Riverside Road located to the north of the application site.

The neighbouring property to the west has a single storey flat roofed garage which has been extended to the rear and runs alongside the majority of the side boundary with the rear garden of the application property. Views of the summerhouse from the 34 Cheal Close would therefore be predominantly obscured by the neighbouring extension and the proposed extension would therefore cause no loss of light to the westerly neighbouring dwelling. No windows would be incorporated in the westerly side of the building and the summerhouse would sit adjacent to a 1.8 metre high close boarded fence with trellis to the west. The proposed summerhouse would therefore cause no loss of privacy to the amenities of the westerly neighbouring occupiers.

To the north, the neighbouring bungalow has a relatively small south facing garden when compared to the neighbouring plots within Cheal Close. Along the northerly boundary of the site there is currently a 2 metre high close boarded fence. The proposed summerhouse would sit adjacent to the northerly boundary fence and sit on a slim line base which has already been laid in the north-west corner of the site. The proposed summerhouse would measure 2.01 metres to the eaves level and 3.27 metres to the top of the pyramid roof. Even when including the base the main part of the summerhouse that would be visible from the neighbouring garden would be the pyramid roof which would slope away on all sides from the neighbouring site.

The existing 2 metre high northerly close boarded fence currently blocks a certain amount of light from the northerly neighbouring garden at present and it is not considered that the pyramid roof which would be an additional 1.26 metres above this fence line and slope away from the neighbouring property would cause a harmful loss of light to the amenity of the occupiers of the northerly neighbouring bungalow.

Recommendation

APPROVE

Subject to Conditions: -

1. 3 Year Standard Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Received on 9th January 2015.
   Title: Block Plan, Received on 9th January 2015.
   Title: Corner Floor Plan, Received on 9th January 2015.
   Title: Elevation Plan, Received on 9th January 2015.
   Title: Product Specification, Received on 9th January 2015.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the summerhouse hereby permitted shall be completed to match in design, colour and texture the product specification submitted to the Council on the 9th January 2015 unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. No windows – north or west elevations

Informative

1. Proactive Statement –No Amendments

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

Case Officer: Rebecca Tier Date: 24th February 2014

Authorised by: Jo Morin Date: 25.02.2015