Development Management - Delegated Officer Report

Application Number: AWDM/1307/20 Recommendation – APPROVE

Site: 41 Irene Avenue, Lancing, West Sussex

Proposal: Replacement pitched roof outbuilding in rear garden

Date of site visit: used photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling, there is a driveway to the front with a flat roof garage attached to the side, similar properties are along this side of the road and a Primary School is directly opposite. The property as with other adjacent dwellings has a long rear garden, properties to the rear also have a similar length plot and therefore there is a generous distance towards the neighbouring properties to the rear.

Consent is sought to replace an existing outbuilding in the rear garden. The building is mid way down the garden adjacent to the north side boundary. There is a side access track adjacent to the site of the building which gives access to the rear of the adjacent dwellings where there are garages. The new building will be at the same site with the same footprint as the existing building. It will be higher at 3.8 metres in total (the current building is 3.2 metres.) The applicant has stated that the building is to be used as a home office for the occupiers of the dwelling only. Cedar cladding is proposed in mid brown.

Lancing Parish Council: - No objection

Representations

None received

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The building as existing is visible from the rear of neighbouring properties and the adjacent access track. Within this locality there are many ancillary garden buildings and structures and garage buildings at the bottom of the long gardens. Such a structure is not out of keeping here. The existing building appears as a domestic shed building, the new structure will still have the same character with cedar cladding proposed and a pitched roof. The building will be more dominant due to its increased height by 0.6 metres in total. However this increase is not considered to be detrimental. Its use is proposed to be ancillary only retaining the residential character of the locality.

Residential amenity

As stated above the building will be seen from neighbouring dwellings it is however not considered to result in any loss of light, privacy or overbearing impact to adjacent residents. The use of the building as a home office ancillary to the main dwelling will also not give rise to any activity which would result in any noise, disturbance or increased traffic movements which would be unneighbourly or out of character. Safeguarding conditions are attached to ensure no impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The outbuilding hereby permitted shall be finished in cedar cladding in mid brown and shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority.
4. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse

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: 21st September 2020

Authorised by: Peter Barnett Date: 21 September 2020