Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0321/14

Site: **7 The Close**

Proposal: **Single-storey timber garden room**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a free standing garden room to measure (at max) 2.25 metres in height (to eaves), 3m high to ridge, 2.5 metres in length and 4 metres in width.

The application relates to a detached inter-war property in a quiet residential cul-de-sac. The site is set substantially higher than the properties at the rear along Oxen Avenue, which are separated from the site by a footpath.

The site is an inner neighbourhood of Shoreham, residential in its character.

Relevant site history

None

Consultations

Worthing & Adur Councils:

Arboriculturist: *Checked the file no mention of it being felled or replacement, it was probably taken down by ADC as part of the DED Control Zone, so agreed that the Council should waive the requirement to re-plant in this case.*

Representations
None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The garden building would be of good quality material and finishes and of an appropriate scale to its domestic setting.

No visual harm would arise from it.

Residential amenity – neighbours

The development is sufficiently remote from immediate neighbours so as to avoid harm arising onto their amenities by way of overlooking, overbearing, and overshadowing.

Recommendation

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and/or highway safety. It would consequently not conflict with 'saved' policies of the Adur Local Plan (AG1, AH7) and National Planning Policy Framework (CLG 2012)

Approve, subject to the following conditions:-

1. **Time limit**
2. **Approved plans**

Informative:

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.

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

Case Officer: Matthew Porter Date: 8-5-2014

Authorised by: Peter Barnett Date: 8 May 2014