Development Management - Delegated Officer Report

Application Number: AWDM/0102/24 Recommendation – Grant

Site: 95 Victoria Road, Shoreham

Proposal: Rear garden outbuilding

Date of site visit: 23/2

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached 1920's dwelling on the west side of Victoria Road close to the junction with Southdown Road, one of 6 built at the same time. The property is rendered and painted under a barn ended assymetrical roof with front bay detailing. It has a wide flat roofed garage on its south side. The frontage is enclosed by a low brick and cobbled wall with a vehicle crossover on the southern boundary.

The rear garden is deep and wide and is slopes down to the back boundary by some considerable margin. It backs onto a garage block and a passage way between houses at 3 and 4 Overmead.

The site is not in the conservation area but faces the boundary of the Shoreham conservation area on the east side of the road. The house is not a listed building and there are no protected trees on the site.

Permission is sought to erect a garden outbuilding which includes a summer house, gym room and workshop. It has dimensions of 10 metres x 2.995 metres and is a maximum 3 metres in height. It will sit off the rear boundary by between 675mm and 1.3 metres, off the north boundary by 2.425 metres and the east boundary by 2.36 metres. The rear wall is to be brick to match the house with the other three walls clad in horizontal weatherboard.

Relevant Planning History

AWDM/0101/24 - Proposed single storey side extension, new lean to pitched roof to side garage, new front porch, new rear patio and new vehicular access. Pending

SU/149/83/TP – Garage at side and vehicular access. Granted.

Consultations

None undertaken.

Representations

4 neighbours consulted. No responses 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 (December 2023)

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 garden is large and the proposed building will sit comfortably at the end of the garden.

Residential amenity

The scale of the proposed building will not be harmful to any neighbour.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Incidental use only

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: Marie O' Keeffe Date: 12 April 2024

Authorised by: Peter Barnett Date: 12 April 2024