Expiry Date - 06/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0202/10 **Recommendation – Permit Application**

Site: **Church Hall Church Of The Good Shepherd Kings Walk Shoreham-by-Sea West Sussex**

Proposal: **Storage shed at rear of Church Hall**

The Application

The application relates to the Church Hall at the Church of the Good Shepherd on Shoreham Beach which is used by a children's play group. It is proposed to erect a shed at the side/rear (south east corner) of the building measuring 13.5sqm for storage associated with the use of the hall. The shed will be L-shaped and measure a maximum of 4.6m wide, 3.8m deep and 2.2m high with a lean-to roof. It will constructed using shiplap boarding.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The shed will be sited at the rear of the hall and will not be particularly noticeable in the street scene. It will be a modest-sized building which will not have a detrimental impact on the setting of the Church Hall or its surroundings.

Residential amenity

The shed will be sited at the corner of the rear gardens of two dwellings, in West Beach Road and Kings Walk. To the south, Tamarisk in West Beach Road is screened by a 2m high panel fence with trellis and the shed, at 2.2m high, will not adversely affect the amenities of the occupiers of that dwelling. To the east, the rear garden of 6 Kings Walk is also screened by a panel fence and hedge. The ground level of the site is slightly raised above that of its neighbour but the size of the shed is such that no adverse impact is anticipated.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 11 June 2010:

Expiry Date - 06/08/2010

1:500 scale Location Plan, 1:50 scale Proposed plan and elevations
Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 8 July 2010

[redacted]