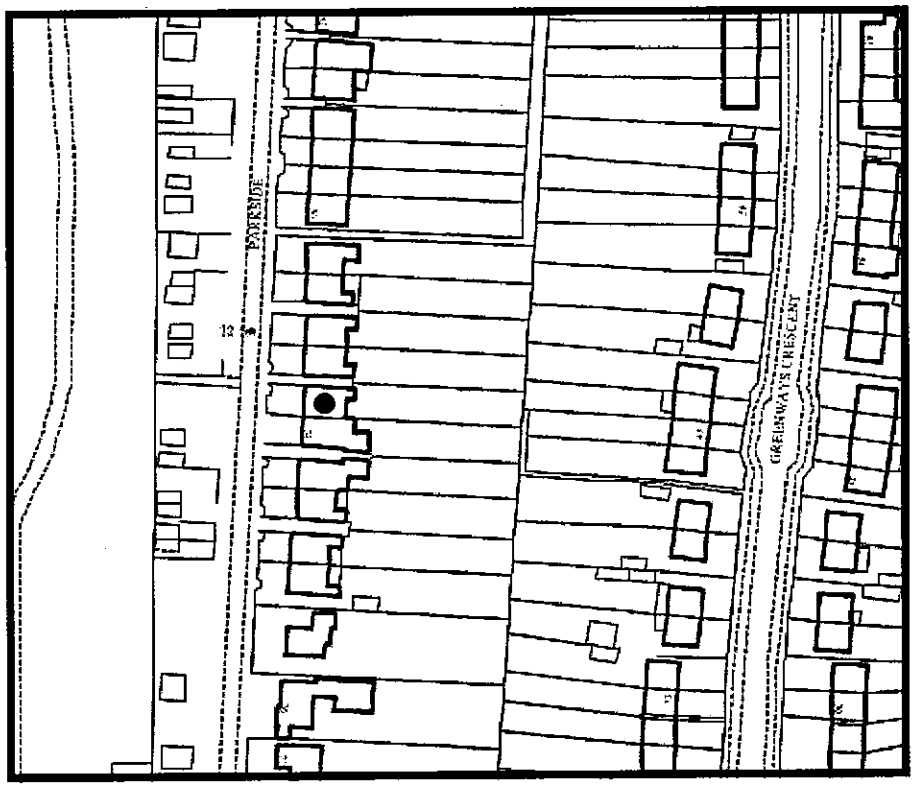
Application Number: ADC/0123/09 Recommendation – APPROVE

Site: 40 Parkside, Shoreham-by-Sea BN43 6HA

Proposal: Wooden cabin at end of rear garden



The Application

The property comprises a two-storey semi-detached dwellinghouse within a private road of similar properties, with their garages on the opposite (west) side of the road. The property has a long rear garden at the end of which is an existing pitch-roofed cabin (chalet-type) adjacent to the rear boundary with a much smaller shed/store adjacent to the southern side boundary.

Permission is sought for a proposed larger wooden cabin, to replace the existing buildings, but also sited at the rear of the garden (2 metres from the rear boundary and 1.3 metres from each side boundary). It would have a ridged roof with a maximum height of 2.9 metres and would be 6.4 metres by 5 metres (including an open section to the front). The building is to be constructed of lapped stained wood, with a green mineral felt roof.

It is stated that the building is to be used for storage and as a hobbies/garden room for the family, incidental to the enjoyment of the dwellinghouse, with no intention to use it for any use connected to a business.

Consultations and Representations

Third Parties: A letter has been received from the resident of No.38 Parkside, to the south, making the following comments: -

- The purpose of the building has not been specified.
- The details of the design and appearance are defined in a general way and may not be sympathetic to the surrounding area.
- There would be an objection to any commercial, business, industrial, materials storage or residential purpose which would cause traffic problems and noise and disturbance.
- In principle there is no objection to domestic use, subject to the materials being sympathetic to the surrounding area.
- Any permission should be temporary.

[NB. a request has been made to be heard at the committee meeting]

Relevant Planning Polices and Guidance

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.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan is entitled householder proposals but, as with the supplementary guidance in the Council's DC Standard No.3, only relates to extensions and alterations to dwellings rather than detached outbuildings. However, the requirements are of some relevance, namely proposals should be of sympathetic design and materials to the original dwelling and the area in general and be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings.

Visual Amenity

The proposed building is to the rear of the houses on the frontages and therefore would not affect the streetscene.

It is not considered that the proposed building will have an adverse visual impact as seen by the occupiers of the adjacent dwellings to the rear of the site (in Greenways Crescent) or either side (in Parkside). Although relatively large in size, the proposed cabin will replace existing the existing cabin and shed and will be set in from all boundaries. There are trees which will ameliorate its visual impact as seen over the boundary fences. Due to the length of the rear gardens being in excess of 30 metres, including those to the rear in Greenways Crescent, it is not considered that there would be any overbearing impact or loss of outlook for residents of the adjacent dwellings.

There are other outbuilding and sheds in the rear gardens of adjacent dwellings and therefore the proposed building will not be out of keeping. The building will be constructed of lapped stained wood with a mineral felt roof which is considered appropriate for this type of garden building.

Residential Amenity

The building is stated as intended to be used for purposes ancillary to the dwellinghouse on the site and not in connection with a commercial or business use. There should consequently be no adverse effect on the residential amenities of the adjacent dwellings from its usage. In any event, planning permission would be required if it were subsequently used for business purposes in a manner which materially changed the character of the use of the property as a dwelling.

The comments received from the neighbouring resident do not justify the refusal of the application or the imposition of conditions. There is no sound planning reason to grant only a temporary planning permission.

Recommendation

APPROVE for reason that:-

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. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Subject to:-

1. C1Ci (Standard time limit)

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