

BLUE BUILDING CONTRACTORS LTD

Planning & Design

BBC-PL-001-06

RESIDENTIAL AMENITY ASSESSMENT

Retrospective Householder Planning Application

83 Howard Road, Sompting, West Sussex BN15 0LP

Prepared for Mr. & Mrs. Gough

1. Purpose of the Assessment

This report considers the potential effects of the replacement ancillary garden room on the living conditions and residential amenity of neighbouring occupiers. It has been prepared to assist the Local Planning Authority in assessing the proposal against normal householder planning considerations.

2. Site Relationship

The garden room is positioned within the rear garden of the application property in substantially the same location as the former ancillary outbuilding. Residential properties lie to the east and west, whilst the rear boundary adjoins open agricultural land. This relationship significantly reduces the opportunity for impacts beyond the site.

3. Privacy and Overlooking

The building contains limited glazing appropriate to its ancillary domestic function. Owing to its position, orientation and the absence of residential properties beyond the northern boundary, the proposal does not create unacceptable overlooking or loss of privacy for neighbouring occupiers.

4. Daylight, Sunlight and Overshadowing

The modest footprint and overall height of approximately 2.57 metres ensure that any additional shadowing is limited. The building replaces an established outbuilding and is not considered to materially reduce daylight or sunlight to neighbouring gardens or habitable rooms.

5. Outlook and Enclosure

The scale of the building remains subordinate to the host dwelling and is proportionate within the generous rear garden. The proposal does not create an overbearing relationship with adjoining properties and does not materially affect outlook from neighbouring land.

6. Noise and Activity

The building is intended solely for purposes incidental to the enjoyment of the dwellinghouse. No commercial use, independent residential occupation or intensified activity is proposed. Consequently, no significant increase in noise or disturbance is anticipated.

7. Visual Amenity

The contemporary appearance, cedar timber cladding and restrained palette of materials provide a high-quality addition to the property. The building is located to the rear of the dwelling with limited visibility from the public realm, thereby minimising any effect on the character of the surrounding area.

8. Planning Assessment

Having regard to the proposal's scale, design, siting and intended ancillary use, the replacement garden room is considered to preserve the amenities of neighbouring occupiers. The development gives rise to no significant adverse impacts that would justify refusal on residential amenity grounds.

9. Conclusion

It is concluded that the proposal satisfies the principal residential amenity considerations normally applied to householder development. The replacement building is proportionate, appropriately located and compatible with the continued enjoyment of neighbouring residential properties.

Residential Amenity Summary

Assessment Topic	Conclusion
Privacy	No unacceptable overlooking identified.
Overshadowing	Negligible due to modest scale and siting.
Outlook	No overbearing relationship created.
Noise	Ancillary domestic use only; no significant increase expected.
Visual Amenity	High-quality contemporary design.
Rear Boundary	Agricultural land reduces potential impacts.
Overall Assessment	No significant adverse effect on neighbouring residential amenity.