Expiry Date – 20/8

Development Control – Delegated Officer Report

Application Number: AWDM/0907/18 Recommendation – Grant

Site: 45 The Green, Southwick

Proposal: Garden shed in rear garden (remove 2 no. existing sheds).

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12/7

Site and Surroundings

This application relates to a Grade II listed mid terraced cottage on the west side of The Green within the Southwick Green conservation area. The property has a long narrow rear garden which is enclosed on the north side by a flint wall and on the soith side by a low timber fence.

Proposal

Planning permission is sought to erect a shed adjoining the southern rear garden boundary about half way down the length. The shed measures 3.7 metres in length by 2.44 metres in width. It has a sloping roof with a maximum height of 2.44 metres. The position of the proposed shed necessitates the removal of a semi mature Ash tree. Two other sheds closer to the flint wall on the north side of the garden are to be removed, in fact one had collapsed at the time of my visit.

Relevant Planning History

AWDM/0946/18 - Application for Section 211 Notice under the Town and Country Planning Act 1990 to remove Sycamore tree T1; small Ash tree T2, small sycamore T3 and medium Holly T4 all to ground level. Agree 3.8.18

Consultations

Council's arboriculturist; No objection, see above.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework

Adur Local Plan 2017 Policies 15, 16 and 17

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of this heritage asset and neighbour amenity.

Neighbours

The proposed shed is a typical domestic scaled timber shed and is to be positioned 15 metres from the back wall of the cottage and No. 43, the garden boundary it abuts. It will not cause any harm to neighbour amenity.

The consequent removal of the Ash tree has already been agreed by the Arboriculturist.

Heritage

For the same reasons the proposed shed will have no impact on the character or setting of this listed cottage or the wider conservation area.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

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 any representations? No.

Case Officer signed:	MOK	Date: 7/8/18
Authorised and signed by:	Gary Peck	Date: 7 August 2018