Expiry Date – 12/8

Development Control – Delegated Officer Report

Application Number: AWDM/0899/20 Recommendation – Grant

Site: King Charles Cottage, 69 The Green, Southwick

Proposal: **Retrospective application for retention of outbuildings and ancillary structures in rear garden**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14/7

Site and Surroundings

This application relates to a Grade II listed timber framed cottage on the west side of The Green in the Southwick Green conservation area.

The property has a driveway on the north side of its frontage with double gates to the rear garden. The rear garden rises slightly to the rear boundary.

Proposal

New owners of the property have over the course of the last 18 months added a garden outbuilding in the south west corner of the garden which includes a gym, with WC and shower. A raised deck and pergola have also been added on the rear garden back boundary. A children's play house and slide are also new on the northern boundary. The application also seeks permission to retain outbuildings in the rear garden erected in the past and prior to their occupation. As this is a listed building these other outbuildings are not immune from prosecution.

They include a greenhouse on the northern boundary just beyond the rear of the house, a brick shed on the southern boundary abutting the rear of the house and a further shed on this boundary mid way along the garden hidden in the undergrowth.

Relevant Planning History

None.

Consultations

Adur Conservation Panel: No objection.

Representations

6 letters of support.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2,15, 16 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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 the listed building and the conservation area and the impacts of the development on neighbour amenity.

Listed building

The older buildings erected prior to the current occupier's ownership of the property are all long established and domestic in scale. The only one of real significance is the brick structure immediately abutting the rear of the cottage on the southern boundary.

The summer house and pergola are well removed from the cottage, at the end of the rear garden. They are timber constructions and not untypical of domestic rear gardens. They are ancillary in nature, as is the children's play equipment erected behind the greenhouse.

It is not considered that any of these garden outbuilding/structures are having a significant harmful impact on the listed building or its setting.

Conservation area

A small lean to structure has been removed from the front of the property on its north side and new gates erected, it would appear. The view from The Green through to the rear garden is otherwise unchanged with the greenhouse evident and the new pay area behind it obscured.

These outbuildings do not harm the conservation area.

Neighbour amenity

No neighbour has objected to the structures and there is no indication that in themselves they are causing any harm. The new 'summerhouse' is used as a gym but does include a separate boiler, shower and WC. Providing this is used for purely ancillary purposes and not as a separate dwelling or for business use it will not cause harm to neighbours. A suitable condition is recommended.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. Summerhouse ancillary purposes only

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. I refer your client back to my colleague Jenny Blower's email dated 9/9/2019 which sets out other alterations made to the exterior and interior of the property that are currently unlawful. An application needs to be made for these works within 28 days.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 22.7.2020
Authorised and signed by:	Peter Barnett	Date: 22 July 2020