Development Management - Delegated Officer Report

Application Number: AWDM/0953/19 Recommendation – APPROVE

Site: 19 Mill Lane, Shoreham-By-Sea, West Sussex

Proposal: Retrospective application for A frame wooden playhouse with dormer.

Date of site visit: 1/07/19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises of a two storey semi detached dwelling with a recently completed contemporary flat roof rear extension. Retrospective consent is sought for a playhouse to the rear of the property adjacent to the boundary to the north. This represents an unusual, contemporary style design of wooden construction with a projecting side 'dormer' element. The structure is nearing completion and the current application is as the result of a complaint. The structure exceeds 2.5 metres and is within 2 metres of the boundary, therefore consent is required. Although not completed it appears that there will be an internal elevated floor for children to play at a higher level.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises an external structure proposed for the enjoyment of the occupiers of the dwelling house. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The structure is to the rear of the property and therefore it is not visible within the street scene. Although unusual in appearance it is not overly large and it is tucked adjacent to the side boundary adjacent to a tree screen. Although the structure is visible from surrounding properties it is not considered that it will have a detrimental visual impact.

Residential amenity

In terms of neighbour impact, due to the position and scale of the development the main properties to be affected are those either side of the site. The building is adjacent to the northern boundary and the front opening in the building faces toward the rear of the adjacent property. It is however considered that, due to the distance between the building and the neighbouring property, the intended use of the building and its height, the impact would not be such to warrant a refusal in this case. Nor would it justify the need to remove the openings. Combined with the existing tree screening the impact would not be significant.

Due to the distance from the southern boundary and the height of the building there is not considered to be any significant impact to the adjacent dwelling to the south. No significant overlooking, loss of light or overbearing impact is occurring in this case. A building of this nature and its proposed use is not considered to be out of keeping in such a residential location.

Recommendation

APPROVE

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Hannah Barker Date: 24.07.19

Authorised by: Peter Barnett Date: 24 July 2019