Development Management – Delegated Officer Report

Application Number: AWDM/0075/16 Recommendation – APPROVE

Site: 92 Eastern Avenue, Shoreham-by-Sea

Proposal: Detached outbuilding to be used as a garden room and music studio by applicant to practice classical singing including some minor teaching to amateurs for up to 6 hours per week in the daytime at eastern end of rear garden to replace existing garage and shed.

Date of site visit: 29.02.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached, two storey dwelling within a street of similar properties on the eastern side of Eastern Avenue, Shoreham. There is a long narrow garden with a flat roof garage building and shed to the rear boundary. There is an access track beyond the rear boundary serving the properties within this side of Eastern Avenue and to the rear in Sullington Way.

Permission is sought to remove the existing shed and garage building within the rear garden and build a detached outbuilding of flat roof design, 5.2 metres wide, 5.2 metres deep to 2.5 metres in height. The building will be positioned in the rear garden leaving 3.1 metres from the rear boundary. It will be positioned 0.4 metres from the southern, side boundary with 1.7 metres between the building and the north side boundary.

The building is proposed to be ancillary to the main dwelling and to be multi-purpose with it being used for garden storage, a music library and a music studio. The applicant proposes to use the music studio for practising their own classical singing and for some teaching. The applicant's supporting statement states that teaching will be 3 hours on a Tuesday and the same on a Friday, students are all amateurs and many are beginners. "There will generally be no music sung or played in the evenings or at the weekends as I am often performing. The remainder of the time, particularly in the summer, the room will be used as a garden room in which to relax."

Consultations: Southern Water: - The applicant has not stated means of surface water disposal. Southern Water requires a formal application for any connection to the public surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval the following informative is attached to the consent: A formal application for connection to the

public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (TEL: 03303030119) or www.southern water.co.uk.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order.
a Adequate soakaway or infiltration system
b water course
c Where neither of the above is practicable sewer.

Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with southern water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Adur and Worthing Services: - Environmental Health: - There are no environmental health objections to the application but I would suggest conditioning the times of use for any teaching. Perhaps 9am to 5pm Monday to Friday. I have no concerns about personal use.

Representations: None received.

Relevant Planning Policies

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’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an ancillary building within the curtilage of the dwelling house. For consideration here is how the building will physically impact upon the surrounding locality visually and also the nature of its use and the impact of this upon the character of the locality and residential amenity.

Visual amenity

The building is of flat roof design and contemporary wooden cladding is proposed. It is not considered that the building will be overly high or large in scale to be out of place or incongruous within this location. There is ample garden space for such a structure and the existing garden shed and garage building are to be removed, prior to construction of the proposed building. There are other examples of outbuildings

and garages to the rear of properties within this street, this is also due to the access track to the rear where garages were originally built for vehicular access to the rear.

Residential amenity

The building is set in from the boundaries either side and 14.5 metres from the rear of the main house. It is not considered that the structure will have any adverse impact with regards to overbearing, loss of light or privacy to the neighbours adjacent, either side or to the rear.

The use of the building is multi-purpose and full details have been given in the supporting statement as to how this building will be used. On the whole it is for personal use in relation to the occupier of the main dwelling. It is stated that there will be some teaching each week. It is advised that this will be up to 6 hours per week. This could result in additional journeys to the site and potential noise and disturbance in relation to activity in the rear garden. It is considered that as this is limited to 6 hours per week and there would only be one student at a time then there would be no adverse impact. The use of the building could still be considered, ancillary to the domestic use of the main dwelling. A condition is attached to ensure that there is no additional teaching and that this is limited to week days between 9am and 5pm to ensure the residential amenities of the occupiers of the adjacent dwellings are protected.

There is also a condition attached to restrict any primary residential accommodation being provided within the building, to again protect the amenities of the locality and to ensure the ancillary nature of the building remains.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Proposed elevations and floor plans: - received 4th February 2016
   Location Plan – received 4th February 2016
   Supporting Statement - received 4th February 2016
   Block Plan – received 4th February 2016
   Site Plan - received 4th February 2016

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. No use of the building hereby permitted for teaching music shall take place other than by the applicant and between the hours of 09.00 and

17.00 on Monday to Friday for a maximum of 6 hours per week. There shall be no more than one music student at any one time at the building.

Reason: - In the interests of residential amenity and to accord with Policy AH7 of the Adur District Local Plan.

4. The building hereby permitted shall be used incidental to the enjoyment of the main dwelling house 92 Eastern Avenue, Shoreham for use ancillary to the main dwelling only. No habitable accommodation shall be formed within the building and it shall not be used as primary residential accommodation at any time.

Reason: - In the interests of residential amenity and to accord with Policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments
2. The applicant is advised that should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with southern water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

3. The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (TEL: 03303030119) or www.southern water.co.uk.

4. The applicant is advised that it is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order.
a Adequate soakaway or infiltration system
b water course
c Where neither of the above is practicable sewer.

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

Case Officer: Hannah Barker Date: 21st March 2016

Authorised by: Jo Morin Date: 21.03.2016