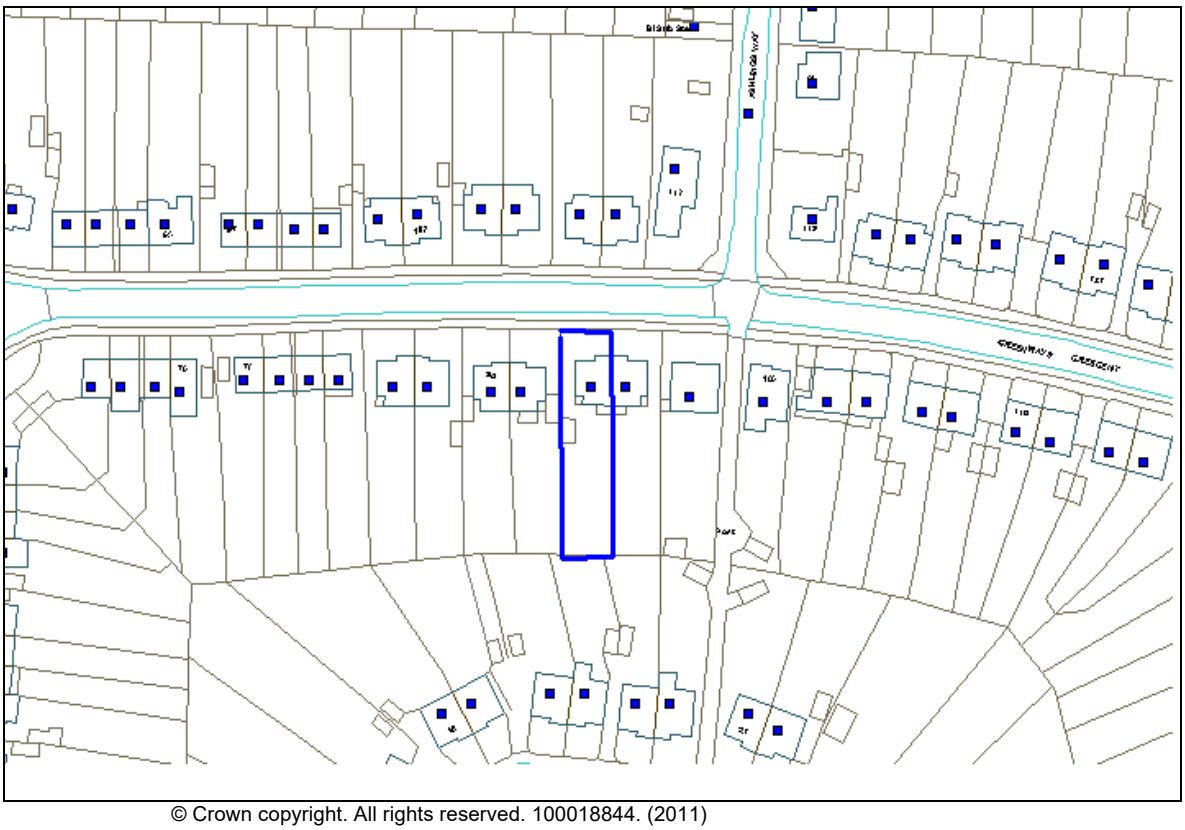
Application Number: AWDM/1475/12 Recommendation – APPROVE

Site: 94 Greenways Crescent, Shoreham-by-Sea

Proposal: Detached garden store and raised decking (retrospective)

Applicant: Mr A Sidaway Ward: Buckingham
Case Officer: Matthew Porter



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Proposal, Site and Surroundings

The application property is a semi-detached bungalow in an outer residential suburb of Shoreham. Its garden is substantially lower than the bungalow building because of changes in ground level. The street consists of bungalows and houses, many extended and altered.

The proposal is for a free standing garden building (4 metres in height, 3.2 metres in width, and 5.5 metres in length), together with raised decking (4.2 metres in length and

7.4 metres in width). Both developments are nearing completion hence this application is retrospective. A previously approved extension is also under construction.

This application is presented to Committee as the applicant is related to a Council staff member.

Relevant Planning History
AWDM/0252/11 - Single-storey rear extension and extension of roof to form part gable with front and rear dormers – approved August 2011

Consultations
None

Representations
Objection received from the occupiers of No. 96 Greenways Crescent (summarised):-
Decking will intrude terribly on our privacy. Neighbours have clear view of our family. Impact on sale price and potential sale. If they move new buyers would be within their rights to move temporary panels leaving us further exposed

Relevant Planning Policies and Guidance
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
South East Plan (GOSE 2009): CC1, CC6, BE1

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle. Property devaluation is not a material planning consideration.

Visual impact

The garden building is positioned at the rear of the property and is not conspicuously visible from public vantage point.

Its scale is appropriate to that of the main building. It has been built with materials and finishes to match the main house, so blends reasonably well with the existing building.

The roof design of it is somewhat unbalanced when viewed from the rear. However, overall, sufficient attention has been given to achieve a satisfactory standard of design and ensure no visual harm would arise from it.

The design and materials of the decking is typical of such a garden structure, and is not harmful visually.

Impact on neighbours

The neighbouring properties principally affected by this proposal are either side of the application site.

Both neighbours have built their own raised decking. This means the garden building is appreciated as single storey from the habitable rooms of neighbouring properties, with the majority of their long gardens unaffected by it. It is not unduly overbearing on either neighbouring property as a result.

The lounge serving the neighbour to the west has lost only marginal light since the majority of its fenestration is unaffected. The garden building is set off from the other shared boundary. Therefore it does not adversely overshadow either neighbouring property.

Views from the garden building are southward into the garden, so views from it onto either neighbour are not intrusive.

Some noise and disturbance has resulted from the decking but this remains domestic in its nature. Facing westward, this decking is screened by the neighbour's own garage. However intrusive views into the private garden of the neighbour to the east have resulted, harming the amenities of this neighbour by reducing their privacy.

This unacceptable overlooking would be negated by the permanent solid fence 2 metres in height to be installed to this boundary. The timely installation of this fence can be secured by a planning condition.

Recommendation

APPROVE for the reason:-

Subject to the installation of a screen to the decking, the development has taken place without detract from the local environment and without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1 and AH7) and South East Plan policies (CC1 CC6, BE1)

Subject to:-

1. Approved Plans
2. Within 2 months of date of permission the decking fence shall be erected on east side of decking, and retained at all times thereafter.

Informative:

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.