Expiry Date – 28/9

Development Control – Delegated Officer Report

Application Number: AWDM/1204/21 Recommendation – Grant

Site: 43 Kingston Lane, Southwick

Proposal: **Retrospective application for retention of outbuilding in rear garden for use as home office.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/9

Site and Surroundings

This application relates to a semi detached house on the east side of Kingston Lane. The house has a long rear garden. It has been extended at ground floor rear and rooflights into the main roof.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to retain a garden outbuilding used as a home office and garden store.

The building is positioned 16.8 metres from the back of the house.
It is 36 cm off the north boundary. It is 2.63 metres in height and 3.95 metres in width.

Relevant Planning History

AWDM/0524/20 – single storey side extension. Granted 11.6.20

AWDM/1076/16 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.5m from rear wall of the original dwelling, maximum height 3m and height of eaves of the extension 2.8m. Granted 19.8.16

Consultations

None.

Representations

One objection from No. 41. Summarized as follows:

1. Too high and too close to boundary, should be 2 metres away.
2. Loss of privacy.
3. No evidence of compliance with Building Regs
4. Our tree was cut numerous times to accommodate this outbuilding, contrary to the application form details.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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 area and the impacts of the development on neighbour amenity.

Character

This is a garden outbuilding of domestic scale. Neighbours have garden outbuildings. It is not out of character.

Neighbour amenity

Measured on site the structure is nearly 17 metres from the back of the house. Including the platform (150mm) it is 2.63 metres in height. It is also less wide than the drawings show at 3.95 metres and it sits 40cm off the boundary with No. 41. and 2.5 metres from the boundary with 45.

It is used for incidental domestic purposes, home office and garden store. There is some significant shrubbery inside No. 41's garden on the common boundary. There are no side windows.

Neither the use nor the scale of this building is having any significant harmful impact on any neighbour.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *Incidental use only*
3. *No side windows*

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? Yes.

Case Officer signed: MOK Date: 23/9/21

Authorised and signed by: Peter Barnett Date: 23 September 2021