# Development Control – Delegated Officer Report

**Application Number: AWDM/0928/14 Recommendation – APPROVE**

**Site: 8 The Marlinespike Shoreham-By-Sea West Sussex BN43 5RD**

**Proposal: Enlargement of detached store plus new pitched roof in connection with use a playroom**

**Date of site visit:** 08.08.2014

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application property comprises a semi-detached bungalow with rooms in the roof located on the north side of this residential road. A drive on the west side leads to a former garage building in the rear north-west corner of the plot. The garage door has been removed and a door and window inserted in its place. It is proposed to enlarge the outbuilding and add a pitched roof, to be used as a playroom with a WC cubicle at the rear.

The outbuilding would be 3.3m wide and 6.7m deep. The pitched roof would be 3.4m high with a ridge running north-south. The building would be sited within 0.3m of the rear boundary and adjoin the side boundary wall with No.10 to the west. The drawings show a 'box gutter' arrangement that does not encroach or overhang the site boundary. The external walls would be painted brickwork or render to match the existing outbuilding with a plain tiled roof.

The site falls within Flood Zone 3 and the applicant has completed the Environment Agency's standard form for domestic extensions in accordance with Standing Advice.

**Consultations:** None.

**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***

The proposal constitute up-grading of the existing housing stock and can be supported in principle. It would be used as a playroom ancillary to the main dwelling and would not constitute primary living accommodation.

***Visual amenity***

The proposed outbuilding would be of a domestic scale, not much larger than a single garage building. There are similar outbuildings in neighbouring gardens and the proposed building would not be out of keeping in this context. It would make little if any contribution to the streetscene being set well back into the plot behind a gated driveway.

***Residential amenity***

The rear garden is enclosed by walls varying in height between 1.7 to 1.8m. The only openings would be in the front (south) of the building similar to those existing. There would be no adverse impact on the amenities of neighbouring properties to the side or rear in terms of outlook, daylight or privacy.

There would be no objection should the applicant choose to insert a window in the east elevation since there would be distance of approximately 7m between the east side of the building and the eastern site boundary. However it is considered a condition would be warranted to control the future insertion of any window in the north or west elevation.

It is also considered a condition would be pertinent to restrict any future use of the outbuilding as primary living or sleeping accommodation.

***Flood Risk***

On the basis that the proposed outbuilding is not intended to be used as a self-contained annex it is considered that standing advice is adequate for the purposes of dealing with flood risk.

**Recommendation**

**APPROVE subject to Conditions:-**

1. Standard time limit
2. Approved plans
3. Matching materials
4. No openings on north side or west side
5. The enlarged outbuilding hereby permitted shall only be used for purposes ancillary to the single dwelling house and at no time shall be used as primary living or sleeping accommodation

<u>Informative</u>

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

Case Officer: Jo Morin Date: 13.08.2014

Authorised by: Gary Peck Date: 14 August 2014