Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1106/15

Site: **66 The Crescent, Southwick**

Proposal: **Demolition of existing wooden summerhouse and construction of single storey outbuilding to accommodate bedroom and bathroom facilities for an au pair.**

Date of site visit: 26 October 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises a semi-detached two storey house located on the south side of The Crescent. Permission is sought for the construction of an outbuilding to be sited at the end of the rear garden, in the south east corner. Neighbouring gardens lie to the east and west with fairly low boundary fencing (1-1.2 metres approx.) and there are allotments to the south. The rear garden is approximately 21 metres in depth. The new outbuilding would replace a former timber structure used as an office that has been partially removed. The new building would measure 5 metres in width and depth and approximately 2.9 metres in height to the top of a parapet which would be on the north elevation and 2.7 metres in height elsewhere. It would be constructed in brick and with timber cladding. The outbuilding would comprise of a bedroom and shower room for use by the applicant's au pair.

Relevant site history
None relevant

Consultations
None

Representations
None received

Planning Assessment

Visual amenity
The outbuilding, although larger than outbuildings that are visible in neighbouring gardens, would not dominate the garden and with its finish in timber cladding, would appear as an appropriate garden structure.

Residential amenity
Set at the end of the rear garden, the size and height of the building would not cause any significant overbearing impact on neighbouring occupiers. The building includes windows and glazed doors facing back towards the rear of

the application dwelling and neighbouring properties , and to the side (west) elevation that could overlook. However given the use of this building as a bedroom and that the existing decking area and garden could be used to look back towards neighbouring occupiers, a refusal would not be justified. A condition is recommended to prevent additional side windows to the east elevation given the proximity to the boundary on this side. The application forms confirm that a link would be maintained with the main dwelling and it is not the intention to provide self contained facilities within the new outbuilding. The occupier would need to share kitchen, eating and living space with the family. A condition can be attached to ensure that the use remains ancillary to the use of main dwelling.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Use incidental to use of main dwelling
3. To be completed in timber
4. No further side windows (east)
5. Permission relates to approved plans:
   Drawing number 032.EX/PL.01 entitled 'existing & proposed plans, elevations, section, location &block plan' deposited 9 September 2015

Informative:

1. 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.
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Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 2 November 2015

Authorised by: Peter Barnett Date: 3 November 2015