Development Control – Delegated Officer Report

Application Number: AWDM/1729/14 Recommendation – APPROVE

Site: 25 Myrtle Crescent, Lancing, West Sussex

Proposal: Retention of summer house and attached shed in rear garden (retrospective)

Date of site visit: 6/01/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey terraced dwelling in a street of similar properties on the south side of Myrtle Crescent. Retrospective permission is sought for a summerhouse and attached shed in the rear garden. The property has a long narrow rear garden. The building is located adjacent to the rear boundary of the garden abutting the western boundary with no. 27 Myrtle Crescent.

The structure is of timber construction, painted green, with a hipped, felt roof and glazed windows and door. The structure has external and internal lighting. The shed component is adjacent to the western boundary accessed by a solid wooden door. The structure measures 4.4 metres wide, 3 metres deep, it is 2.4 metres to eaves level and 3.1 metres maximum height. Planning permission is required as the building exceeds 2.5 metres in height and it is within 2 metres of the boundary.

Consultations: None

Representations:

One letter of representation has been received from a neighbouring owner/occupier at no. 27 Myrtle Crescent the attached neighbour to the west of the site. They consider that the building is very close to their garden fence and the structure is tall, it is very oppressive. There is a large expanse of grey roofing felt which is very ugly. The height of the structure reduces sun to the garden and affects the tree and vegetation which has been planted and will affect the wildflower meadow which will be planted in the Spring.

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 development which involves improvements to an existing dwelling house and its curtilage.

Visual amenity

The existing structure is clearly visible when viewed from the rear of adjacent properties in Myrtle Crescent. It is also visible from the rear of properties in Hurstfield which obliquely overlook the application site. The rear garden of the application site is long and narrow. Ample garden area still remains and the siting of the building in the garden does not result in a cramped use of space. The existing garden and amenity space is not compromised. The building is adjacent to the fence and adjacent vegetation within the site screens part of the building. The use of green felt and green paint allow the building to have a subtle appearance despite its height, on balance it is considered to be of acceptable scale, height and appearance within this location.

Residential amenity

As stated above the structure is visible from adjacent properties, yet it is not considered that the structure results in any loss of light, privacy or overbearing impact to the occupiers of any adjacent dwellings. The structure is approximately 20 metres from the rear of no. 27 and 10 metres from the nearest property to the rear in Hurstfield. The structure abuts the boundary fence with no. 27 Myrtle Crescent to the west. The neighbours have objected due to the height of the structure and its impact with regards to loss of sunlight to the garden area. It is not considered that the impact is so harmful as to warrant a refusal. There is no impact to the dwelling house itself and the remainder of the long garden is unaffected by the building.

To safeguard the amenities of the occupiers of the adjacent dwellings a condition is attached to restrict the use of the building. It should remain as a shed and summer house with ancillary use to the main dwelling, incidental to the enjoyment of the occupiers of the main house. The building shall not be used in connection with any business and shall not be used as any primary living accommodation without prior consent from the Local Planning Authority.

Recommendation

APPROVE

Subject to Conditions:-

1. *The summer house and attached shed hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living*

accommodation (bedroom, livingroom, diningroom or kitchen).Nor shall it be used in connection with any business.
Reason: In the interests of residential amenity having regard to saved policies AH2 and AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 12th January 2015

Authorised by: Jo Morin Date: 13.01.2015