Expiry Date – 5/3

Development Control – Delegated Officer Report

Application Number: AWDM/0002/21 Recommendation – Grant

Site: 38 Old Shoreham Road, Southwick

Proposal: Single storey outbuilding at the end of the garden for use as a shed/gym.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: photos

Site and Surroundings

This application relates to a semi detached house on the south side of Old Shoreham Road. The property has been extended into the roof and at rear with a part two storey part single storey extension.

It has a 17 m deep rear garden and an east side passage wide enough for a car which wraps round the rear of houses to give rear garden pedestrian access. A bungalow, 94a Cross Road sits very close to the rear garden boundary to the south.

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

Proposal

Permission is sought to replace the existing shed with a full width outbuilding measuring 4 metres in width and 5.2 metres in depth and a maximum 3 metres in height.

The structure is to be used as a gym and separate shed area with doors facing, north only, down the host garden.

The materials to be used are black/grey steel box profile sheet cladding with a black EPDM roof.

Relevant Planning History

AWDM/0757/14- Application for Certificate of Lawfulness for existing ironing business in first floor room. Certificate issued.

SW/74/03/TP – Rear conservatory. Granted.

SW/36/03/TP – First floor extension and rear dormer. Granted.

Consultations

None undertaken.

Representations

Comment received from 94a Cross Road asking for clarification on the height as they do not wish to be overlooked.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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.

Neighbour amenity

No. 94a Cross Road sits within 3.5 metres of the shared boundary. No windows are proposed in the rear of the structure overlooking 94a. 94a's main garden is to the east. No 36 Old Shoreham Road has a shed in the garden adjoining the position of the proposed structure. No. 40 is the other side of the shared side passage.

Providing the structure is used only for purposes incidental to the enjoyment of the main dwelling this structure will not be harmful to neighbours.

Character

The choice of materials and scale of building is acceptable in this rear garden position.

1. Approved Plans
2. 3 years
3. No new windows
4. ancillary use only

Recommendation APPROVE subject to the following conditions:

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: Peter Barnett Date: 4.3.21

Authorised and signed by: Gary Peck Date: 4 March 2021