Expiry Date - 20/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0816/24 Recommendation – APPROVE

Site: 11 Cowper Road Worthing West Sussex BN11 4PD

Proposal: Proposed shed and pergola in rear garden, existing shed removed

Date of site visit: 15/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site notice: Y – Expiry: 05/08/2024

Site and Surroundings

The application property is located on the south side of Cowper Road within a residential area. The property comprises a ground-floor flat within two-storey semi-detached building, No. 11 A occupies the first-floor. The semi-detached pair have characterful features and a strong uniformity which warrants its mention within the Council's list of local interest buildings. The buildings along this section of Cowper Road have a consistent set-back position behind distinctive brick and flint front boundary walls.

The garden to the rear of the building is a shared space between the application property and 11 A. It comprises hard landscaping to the front, and grass extending to the rear. Two detached garden sheds abut the shared boundary to the east with No. 9 Cowper Road, with the rearmost shed belonging to the applicant. An apple tree is located towards the rear of the plot.

The building is located within Shakespeare Road Conservation Area. It is noted that an Article 4 Direction is in place which relates to the demolition of front boundary walls and construction of hard standings.

Proposal:

Permission is sought for the construction of a shed and pergola in the rear garden, and the removal of the existing shed.

The pergola would be constructed of powder coated aluminium and would be sited in place of the existing shed. It would measure approximately 2.4m tall with a footprint 2.96m x 2.96m.

The existing pitched roof shed measures approximately 2.25m at maximum height with a footprint of 1.85m x 2.45m with a rear door. The new shed would

be constructed of timber and sited to the south-east corner of the garden with a slanted flat roof measuring approximately 2.05m at maximum height with a footprint of 1.85m x 2.4m.

Relevant Planning History:

Permission at the application property for elevation alterations involving removal of attached rear coal store, blocking up of existing door and insertion of new and altered window openings to east side and rear under AWDM/1306/23, decision issued 19 Jan 2024. This permission appeared to have commenced at time of site visit but was not fully implemented.

Permission granted at the first-floor flat No. 11 A Cowper Road for installation of two velux windows within the rear elevation of the roof in connection with loft conversion under 99/00731/FULL, decision issued 27 Sep 1999.

Consultations:

The Worthing Society: No relevant comments.

Representations: None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM24 (The Historic Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality, and the effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The proposed development would be contained within the rear garden and behind the relatively tightly grained buildings. In any event, the proposed outbuildings would be positioned a good distance away from the street scene and directly behind No. 11 A's established shed.

The existing apple tree to the rear does not appear to be affected by the proposal, nor is it indicated otherwise on the submitted plans. Nevertheless,

the apple tree does not carry any significant visual merit and its loss would not render the proposal unacceptable.

The Council's Conservation Area Character Appraisal for Shakespeare Road does not explicitly mention the provision of garden structures, however, in view of the developments appropriate design and scale which is conducive to a garden setting, coupled with the fact that similar garden structures are aplenty within the immediate and wider area, it is considered that it would not have a detrimental impact on the visual amenities of the area nor the setting of the Conservation Area.

Residential Amenity

The proposed pergola and shed would be free standing and sited to the middle and rear of the garden respectively. They would be used for purposes incidental to the enjoyment of No. 11 and be of a modest scale, located behind No. 11 A's shed. Thus, they would not give rise to any harmful impact on the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Time limit
3. Materials

Informatives:-

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.

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

Case Officer: Jason Albon Date: 19.08.2024

Authorised by: Louise Prew Date: 19/08/2024