~~PC 31/1/08~~
Expiry
28/2/08.

Development Control – Delegated Officer Report

Application Number: ADC/0768/07 **Recommendation – Permit Application**

Site: **Store Rear Of 275 Old Shoreham Road Southwick West Sussex**

Proposal: **Enclosure of area with screen walls for domestic storage connected with No. 269 Old Shoreham Road (part retrospective)**

The Application

The site is located within the built up area of Southwick. A triangular site with an existing flat roof single garage adjacent to the southern boundary of the site with an open area adjacent enclosed by 2.2 metre high timber boarded fence with a dwarf brick wall and brick piers. The site is located beyond the rear boundary of no. 275, a semi detached dwelling located to the south which fronts onto Old Shoreham Road. To the east of the site is St Louie Close where the site is accessed via the existing garage, there is a side door in the garage which leads to the enclosed storage area. To the north of the site is a pedestrian access which leads to a playground with residential properties beyond.

Retrospective permission is sought for the enclosure of this site with the fencing as described above and the use of this area for domestic storage in connection with no. 269 Old Shoreham Road which is located to the west of the site.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that

proposals should not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings.

Residential Amenity

The site is located on the western side of St Louie Close. On the east of the close are three pairs of semi detached dwellings. Nos. 5 and 6 St Louie Close face onto the site and the flat roof garage and the main part of the fencing is directly visible. However there is a minimum distance of 11.5 metres between these dwellings and the site. Due to the limited height, domestic appearance of the site and distance from the dwellings opposite it is not considered that there will be any adverse impact with regards to loss of light or loss of outlook in this case.

As stated above the site is located to the rear of no. 275 Old Shoreham Road. The existing rear garden of this property is 25 metres in depth therefore there is sufficient space between the dwelling house and the site for there not to be any adverse impact in this case.

Retrospective permission is sought for the use of the site for domestic storage and to ensure the site remains as such relevant conditions will be attached to limit the use of the site so that no storage in connection with any other use or commercial activities are carried out at this site. This is to safeguard the residential amenities of the occupiers of the adjacent properties.

Visual Amenity

The site is not visible from the Old Shoreham Road and is in the far corner of Louie Close, therefore it is not overly prominent. There is also a small block of three garages in the opposite corner of Louie Close which are domestic in character and therefore the proposal will not be out of keeping with the character of the surrounding residential area.

Recommendation

APPROVE for reason that :- 1PPi

1. The site shall only be used for domestic storage incidental to the use of No. 269 Old Shoreham Road as a private dwelling and for no other use including storage in connection with any commercial or business use.
   Reason: - In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer..... Barber .....Date..... 31/1/08

BB 1/2/08