Development Management - Delegated Officer Report

Application Number: AWDM/1293/18 Recommendation – APPROVE

Site: 34 Parkside, Shoreham-By-Sea

Proposal: Erection of summerhouse at eastern end of rear garden (retrospective)

Date of site visit: 25.09.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within a street of various style properties accessed via a private road. Parking and garaging serving the dwellings is to the west of the access with the dwellings to the east.

Retrospective consent is sought here for an out building to the rear of the garden. The building has been completed and is functioning as a games room and family area ancillary to the main dwelling. It is of flat roof design with weather boarding. It is adjacent to the rear boundary of the site with vegetation on either side.

Representations

2 emails received objecting to the proposal

No. 36 Parkside –

This property has a large extension.
The very large overdeveloped building at the eastern end of the rear garden is not a summer house. It is suitable for living accommodation.
Colour of materials is not suitable.
Building is near to boundaries and takes sunlight from neighbouring gardens.
The removal of shrubs and a tree to accommodate patio has lessened the privacy of neighbouring properties.
I shall seek a Council Tax Banding review based on an encroaching over development and loss of sunlight.

No. 32 Parkside –

Trees were not mentioned on that application forms.
The building did not take 3 months to build it was 6 months.
There is no drainage for the building.
The building is too near to the boundaries, problems for maintenance.
The building is overly tall for a summerhouse.
Extremely close to neighbours boundaries.

It dominates the neighbours gardens rather than reflecting what should be a pleasant area of garden.
The summerhouse is visually overbearing.
Overlooking due to windows.
Anti social behaviour and noise.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The building is to the rear boundary of the garden, it is not visible within the street, it is visible to adjacent properties however due to the length of the garden and surrounding, adjacent gardens, including to the rear no property is in close proximity to the outbuilding. The building is not overly large in relation to the site, it is not prominent or overbearing. It is not to the visual detriment of the character of the locality.

Residential amenity

There are properties adjacent and to the rear of the site, the building itself as stated above is not overly prominent nor is it in close proximity to any adjacent neighbouring dwellings. The use of the building is as a family/games room area. It is not for the use of living accommodation, nor for any business use. The use is ancillary to the main dwelling. It is therefore not detrimental to the character of the locality or harmful to amenities of adjacent occupiers. Representations have been made however it is not considered that the building or its use result in significant harm to warrant a refusal here. A condition is attached to ensure that the building remains ancillary in its use to ensure no future changes to the use of the building which could result in detriment to adjacent residents.

There is reference in the representations to noise and disturbance, this should not be the case with an ancillary use. If there is reason to complain then the local residents should contact Environmental Health if noise is becoming a problem. This would not justify the refusal of this application in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plan
2. Ancillary use – no primary living or business.

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

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.

Case Officer: Hannah Barker Date: 1st October 2018

Authorised by: Gary Peck Date: 2 October 2018