Development Management – Delegated Officer Report

Application Number: AWDM/0730/23 Recommendation: APPROVE

Site: 4 Britannia Avenue, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey garden room to be used for home working

Date of Site Visit: 20th June 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace dwelling within a recent development accessed from Harbour Way on Shoreham Beach. There are restrictions with regards to permitted development due to the high density nature of the development which comprises both two and three storey dwellings. There are many communal parking areas within the development.

The site has a small rear garden enclosed with fencing with an adjacent parking space accessed from the rear of the dwelling. Consent is sought to erect a detached building of flat roof design to be used as a home office for the occupier of the dwelling. The building is 2.6 metres wide, 2.5 metres high and 4 metres long. It fills the end section of the garden. It is to be finished in grey composite cladding.

Representations:- None received

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The building is to the rear of the site and due to the dense nature of the development it will be visible from many of the adjacent properties neighbouring the site and the street scene due to views from the adjacent vehicular access. It is not in close proximity to adjacent buildings and therefore does not appear to be overdevelopment within the context of the character of the locality. The amenity space directly to the rear of the dwelling will remain open. It seems appropriate to use the narrow section to the rear for the proposed building.

Residential amenity

Due to the siting of the building to the end of the garden, adjacent to an access and parking area to the side and rear, the building will not overly dominate any adjacent residential properties. It will be visible, however it will not result in any loss of light or overbearing impact. Its use is ancillary to the main dwelling only for home working and therefore no disturbance will occur. The doors and windows are on the west, facing the rear of the house and the south facing the side fence so no overlooking or loss of privacy will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials - cladding
4. No additional openings of the north or east elevation.
5. Ancillary use only no primary living or business use.

Is recommendation contrary to letter(s) of representation N

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: 11th July 2023

Authorised by: Peter Barnett Date: 11 July 2023