Development Management – Delegated Officer Report

Application Number: AWDM/1503/24 Recommendation: APPROVE

Site: 42 Parkside, Shoreham-By-Sea, West Sussex

Proposal: Proposed greenhouse, existing shed removed.

Date of Site Visit: 13th January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling within a street of similar. The street is a private, single track access with dwelling houses on the east side and garages and outbuildings on the west, opposite. The properties all have long rear gardens and in this case there is an existing outbuilding to the end of the rear garden. This is adjacent to the side boundary to the north and set away from the rear boundary.

Consent is sought to remove the outbuilding and construct a greenhouse of traditional style and design. The building is to be positioned centrally in the garden and set back adjacent to the rear flower bed. The main elevation and opening will face west towards the rear of the dwelling. The maximum height, not including the decorative ridge, is 3 metres.

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 (December 2024)
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 existing outbuilding and proposed greenhouse will not be visible within the street scene. The long rear garden allows separation from the host dwelling and adjacent properties. In terms of character there is an existing ‘cluster’ of outbuildings adjacent to the site in neighbouring gardens on either side and to the rear. Some are substantial in size. The proposed building will be of different design and materials being a greenhouse, however it will have a domestic character and no harm to the character and appearance of the locality will result.

Residential amenity

The greenhouse will be visible from the houses and gardens of adjacent buildings as with the existing outbuilding and the neighbouring structures. It will not result in any loss of light, overbearing impact or loss of privacy in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 14th January 2025

Authorised by: Peter Barnett Date: 15 January 2025