

# **BLUE BUILDING CONTRACTORS LTD**

Planning & Design

**BBC-PL-001-09**

## **PLANNING BALANCE & OFFICER BRIEFING NOTE**

Retrospective Householder Planning Application

83 Howard Road, Sompting, West Sussex BN15 0LP

Prepared for Mr. & Mrs. Gough

### **1. Purpose**

This document provides a concise summary of the key planning considerations to assist the Local Planning Authority in determining the retrospective householder planning application.

### **2. Development Summary**

The proposal relates to the replacement of an existing detached ancillary outbuilding with a detached timber-framed garden room measuring approximately 6.0m × 3.0m with an overall height of approximately 2.57m. The building remains incidental to the enjoyment of the dwellinghouse.

### **3. Positive Planning Considerations**

The proposal replaces an established ancillary structure, remains wholly within the residential curtilage, employs high-quality materials, has limited visibility from the public realm and does not introduce any independent residential accommodation or commercial use.

### **4. Residential Amenity**

The scale, siting and orientation of the building avoid unacceptable impacts on neighbouring occupiers. The northern boundary adjoins agricultural land, further reducing the potential for overlooking or loss of privacy.

### **5. Design Quality**

The contemporary design, cedar cladding, black aluminium glazing and restrained detailing create a high-quality building that is subordinate to the host dwelling and appropriate within its garden setting.

## 6. Retrospective Circumstances

Construction was voluntarily paused after it became apparent that the completed height exceeded the relevant permitted development limitation. The applicants have acted positively by submitting a retrospective planning application to regularise the development.

## 7. Planning Balance

Taken as a whole, the proposal delivers a replacement ancillary building with no significant adverse impacts. The planning benefits and absence of material planning harm weigh in favour of granting planning permission.

## 8. Recommendation

It is respectfully considered that the proposal accords with the objectives of good design and residential amenity and should be approved through the retrospective planning process.

### Officer Briefing Summary

| Issue            | Officer Summary                                    |
|------------------|----------------------------------------------------|
| Application Type | Retrospective Householder Planning Application     |
| Proposal         | Replacement ancillary garden room                  |
| Use              | Incidental to existing dwellinghouse               |
| Scale            | Approx. 6.0m × 3.0m, height approx. 2.57m          |
| Neighbour Impact | No significant adverse amenity impacts identified  |
| Rear Boundary    | Agricultural land                                  |
| Materials        | Cedar cladding, EPDM roof, black aluminium glazing |
| Planning Balance | Benefits outweigh any identified planning harm     |
| Recommendation   | Planning permission supported                      |