Development Management – Delegated Officer Report

Application Number: AWDM/0830/17 Recommendation – APPROVE

Site: 5 Orchard Close, Southwick, Brighton

Proposal: Erection of detached summerhouse at end of rear garden.

Date of site visit: 18.07.17

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi detached two storey dwelling in a cul de sac of similar properties. The dwelling is set back from the street with a large front garden and due to its position on the bend the property frontage is wide, narrowing to the rear. Off street parking is to the side of the property. In July 2016 consent was granted for a single storey rear extension this has since been built.

Consent is sought here for a detached summer house to the rear adjacent to the northern boundary of the site. Due to the siting of the dwelling with its wide frontage the rear garden is narrow, the rear of no.3 cuts into part of the space. The garden is overlooked by properties to the north in Manor Hall Road and Orchard Close.

The garden room has a low level hipped roof up to 2.8 metres in height. It is a maximum width of 5 metres and depth of 3 metres. There are windows facing on to the garden and double doors.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual and Residential Amenity

The summer house building is to be constructed of wood, a lodge style building as the submitted plans show. It is positioned to the rear boundary of the garden. It would therefore not be visible from the front of the dwelling nor within the street scene.

However the building will be visible from views from adjacent neighbouring dwellings both from inside dwellings and from adjacent gardens. This is due to the proximity of neighbouring boundaries. It is however considered that the building is not overly large in relation to the garden and host dwelling. Although it will be visible it will not give rise to any loss of light, privacy or overbearing impact to adjacent neighbours which would warrant a refusal in this case. A condition is attached to restrict any openings on the north or east side of the building which abuts the boundary with adjacent properties.

No details are given as to the proposed use of the building yet it is described as a summerhouse and therefore this use, ancillary to the main dwelling would not give rise to any significant noise or disturbance and a condition is attached to ensure that the building is used ancillary to the main dwelling and no primary living accommodation is provided here.

Recommendation

APPROVE

1. Standard time limit
2. Approved Plans
3. Incidental to main dwelling, no primary living accommodation.
4. No windows or openings on the north of east elevation.

Informative

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 24th July 2017

Authorised by: Peter Barnett Date: 24 July 2017