Development Management - Delegated Officer Report

Application Number: AWDM/0483/20 Recommendation – APPROVE

Site: 52 Milton Drive, Southwick, Brighton

Proposal: Retrospective application for the retention of wooden garden room and workshop to rear (east) of garden.

Date of site visit: Assessment from photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the east side of Milton Drive in the built up area of Southwick. The property has a driveway to the side and a rear conservatory, consent has recently been granted under AWDM/0593/20 to remove the conservatory and replace with a single storey rear extension. At the time of the previous assessment a detached out building was adjacent to the rear boundary. This has since been removed and a new building erected in a similar position. Retrospective consent is sought for this building. The applicant as advised that they have intended to comply with permitted development rights however on completion the building exceeds the permitted height. It is 2.8 metres maximum height (not 2.5 metres which would have not required consent in this case.)

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 (February 2019)

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 of the bungalow, due to the spacing between the buildings it is partially visible within the street, however within the context of the street and other adjacent buildings it is not at all prominent. There are other sheds/garages and out buildings within the surrounding garden areas, such a structure is therefore not out of character here. Due to its height of 2.8 metres it does appear higher than many of the surrounding visible outbuildings yet it is not considered that the building would be detrimental to the character and appearance of this residential locality. It is ancillary in use and appearance.

Residential amenity

The building is visible from neighbouring properties either side and to the rear of the site. It is not considered that the building will result in any loss of light or overbearing impact in this case which would be detrimental to the residential amenities of neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. ancillary use only

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: 29th June 2020
Authorised by:	Peter Barnett	Date: 29 June 2020