# Development Management - Delegated Officer Report

**Application Number: AWDM/1510/20 Recommendation – APPROVE**

**Site: 29 Kingston Lane, Southwick, BN42 4SJ**

**Proposal: Retrospective application for the retention of garden room with verandah to south.**

**Date of site visit:** Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is positioned on the east side of Kingston Lane and is a large two storey semi-detached dwelling. The long rear garden is lower than the dwellinghouse, and the large rear patio area is above the rear garden; the property has bifolding doors accessing the patio. There is also an existing large rear flat roof dormer. The neighbouring property to the north, no. 27 has a flat roof rear extension onto the boundary with no.29; and no. 29 has high dense planting onto the boundary with no.27 right next to their existing extension.

Earthlight mapping and Google 3D mapping show that there are some existing outbuildings at the end of the long rear garden. Measurements indicate that the garden measures over 30m to the rear outbuildings. The rear building is a garage, with access to the garage being from a driveway between no.'s 25 & 27 Kingston Lane. The distance from the rear of the garage to the rear mutual boundary with no.15a Phoenix Way is some 2m, and the distance from the back of the existing garage to the mutual boundary with no. 31Kingston Lane is some 4m

In front of the rear garage (west) is a further outbuilding and in front of that a greenhouse, the proposal seeks retrospective permission to remove the outbuilding and the greenhouse and replace them with a garden room which will have its own verandah. The existing garage is shown to be remaining.

The new structure abuts the existing garage and the new roof is shown to oversail the existing garage.

Including the oversailing roof, the structure measures 7.2m wide on the east and west elevations; and 9.5m on the north and south elevations; and will be 800mm off the mutual boundary to no. 27 Kingston Lane, and a distance ranging from approx. 300mm to the top section and 100mm to the bottom section with the mutual boundary with no. 31 Kingston Lane.

**Representations:** None received

**Consultations:**

Env. Health Public Health: No comments

Env. Health Private Sector Housing: No objections on PSH grounds as long as there is no facility for the structure to be used as accommodation

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 proposed outbuilding is sited to the rear of the long garden some 30m from the back of the house, and thereby is not readily viewed by the neighbouring properties no.'s 27 and 31 Kingston Lane, which also have correspondingly long rear gardens.

However, the same is not true for the properties to the rear of the site, namely Phoenix Way, specifically no. 15a Phoenix Way. This property is a detached two storey dwelling with what appears to be an attached double garage, but the garage abuts the rear boundary of no. 29 Kingston Lane, and a sizable piece of the garage is sliced off at an angle which limits the internal space of the garage.

The south west corner of the back of the house is just under 2m from the rear boundary with the application site and the south east corner is some 6.8m distant. Therefore, potentially development over the height of the fence of 2m could prove to be problematic. Looking on Google 3D, it would seem than no. 15a has a pair of glazed patio doors positioned close to the mutual boundary with no. 29, these doors appear to look onto the existing fence which is to the south west. The side of the studio/gym is positioned some 2m from the same fence, making a distance of approx. 4m

The overall height of the studio/gym and the over-sailed garage is some 3m.

The building though does not meet the parameters of permitted development as the height of the eaves exceed 2.5m and it has a verandah/raised platform.

It therefore falls to the LPA to determine whether the structure causes unacceptable harm to the visual or residential amenities of neighbouring properties or the character of the locality in general.

The outbuilding, which is used as a gym and garden room, with no kitchen or toilet facilities, is no closer to the rear boundary than the existing garage. It is slightly taller but, at just over 2m from the mutual boundary with 15A Phoenix Way, it is not considered that it will cause harm to the existing amenities of that property.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Ancillary only

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

**Informative:-**

1. Approved without amendment

Case Officer: Eve Hearsey Date: 1 December 2020

Authorised by: Peter Barnett Date: 1 December 2020