Development Control – Delegated Officer Report

Application Number: AWDM/1143/20 Recommendation APPROVE

Site: 10 The Burrells, Shoreham-by-Sea, BN43 5HF

Proposal: Demolition of existing shed and garage. Proposed detached outbuilding containing annex and office space to north of rear garden

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow situated on the east side of The Burrells within the Shoreham Beach Estate. An aerial view of the property and its adjoining neighbour, shows that the buildings form an 'H' as both have a front and a rear projections from the main body of the dwelling, thereby leaving a recess to the front and the rear.

The application site has an addition of a brick outbuilding positioned close to the side boundary with no. 12, and directly behind the outbuilding is a shed. The distance between the shed and the rear boundary is 5.15m and is utilized as a seating area within the garden.

The area is characterised by a mix of house types and sizes, with a range from bungalows to 1 ½ storey and 2 storey dwellings

Proposal

The application seeks permission to replace the outbuilding and shed and to provide a single storey, flat roof brick outbuilding containing an annex and an office, which will be ancillary to the main house.

The outbuilding will measure 9m x 4m x approx. 2.6m high

Relevant Planning History: None

Consultations:

Adur & Worthing Councils: The **Environmental Health** Officer has no objection

Representations: Letter of representation received from 26 Falcon Close

- If the proposed office is open to the public, the hours of operation should be restricted to 0900 – 1700 weekdays excluding public holidays
- If approved, that permitted development rights are removed regarding change of use from office to residential or holiday let
- The height of the east elevation should not allow occupants or visitors to see into the rear gardens of Falcon Close at the rear
- Safeguard tree in rear garden of 26 Falcon Close to prevent damage to it during the construction

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide ancillary accommodation and an office.

The key concerns would be creating a separate unit of accommodation, and the effect onto the character of the area.

Visual & Residential Amenity

The existing brick outbuilding and timber shed are located close/onto the mutual boundary with no.12 The Burrells. The existing outbuilding measures some 2.8m wide x 5.3m long x 2.4m high. The distance between the rear of the shed and the rear boundary is 5.15m and is already utilized as a seating area within the garden.

The proposal seeks to replace the existing 2no. structures with 1no. structure measuring 4m x 9m x 2.6m high onto the mutual boundary with no. 12. The Agent advises that the distance between the rear of the structure and the rear boundary will be 5.94m.

Visually, the structure will organise the current 2no. structures into one building which will be approx. 200mm higher than the existing outbuilding, and whilst it will be longer than the existing outbuilding, it will overall be smaller than the combined length of the outbuilding and shed which will result in an increase of space to the rear of the building by a distance of approx. 800mm

The increased dimensions of the building are not considered to be more visible from the street scene, particularly given that the structure will be narrower at the front by 800mm and the height will only be 200mm higher; further the building is set back from the front of the site by over 20m. There will also be a little more of a gap between the new structure and the rear

fence (some 800mm), therefore it will not greatly impact on the property to the rear.

Utilizing the existing building for a home office and or a bedroom would not require planning permission, it is the replacement structure that requires planning permission. A neighbour is anxious that the office will be open for business to the public and considers that a condition restricting its hours would be appropriate. This is not considered necessary at this time, however, should the use become more of a structured use; or there were to be visiting members of the public, restrictions of the use would then be appropriate and assessed accordingly at that time.

However, it would though be appropriate and reasonable, to condition the structure to be ancillary to the dwellinghouse only.

From the contiguous neighbouring properties, the increase of height of the brick outbuilding of only some 200mm, is not considered to be demonstrable to their existing residential or visual amenities and thereby it will not result in material harm to these existing amenities.

It is considered that the anxieties of the neighbouring property with regard to the office becoming a commercial use and thereby gaining permitted development rights have been responded to above.

Other worries regarding occupants viewing directly into their garden and the safeguarding of the tree are covered below. The fence at the rear is some 2m in height and thereby will prevent much overlooking into the neighbouring garden, and the floor level of the outbuilding is shown on the section to be less than 200mm above ground level. Thereby there will be minimal chance of direct overlooking.

The section also indicates that the structure will have a raft foundation, this will also minimize harm to existing landscaping.

It is considered therefore that the proposal will not demonstrably impede on the existing amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Incidental accommodation.
4. Materials
5. No windows on north side elevation

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 08.09.2020

Authorised by: Peter Barnett Date: 8 September 2020