Development Management – Delegated Officer Report

Application Number: AWDM/0991/15 Recommendation: APPROVE

Site: 11 Phoenix Crescent, Southwick

Proposal: Summer house in rear garden

Date of Site Visit: 13 July

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for the erection of a summer house.

The application site comprises a semi-detached dwelling on the south eastern side of the turning circle at the end of Phoenix Crescent. The rear garden serving this property is larger than others in Phoenix Crescent and tapers at its southern end where the proposed summer house is to be located. To the south is the brick rear wall of a large garage complex while to the east are rear gardens in Phoenix Way – almost all of those properties have some form of structure at the end of their gardens, and therefore on the mutual boundary, ranging from sheds, greenhouses and a trampoline.

Planning History:

None directly relevant; an extension was permitted in 2000.

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The application site comprises a completely enclosed rear garden from public view. Because of the angle of the site, the structure will be at the furthest point away (about 25 metres) from the adjoining neighbour to the west and therefore any impact would be to the rear gardens of Phoenix Way to the east. Since the properties which adjoin the mutual boundary all have their own structures at the end of their gardens (albeit slightly lower than proposed here) and the gardens themselves are reasonably sized (a minimum of 15 metres from the rear of the houses), it is not considered that the proposal would have any material impact and is therefore acceptable.

Recommendation

APPROVE

Subject to Conditions:-

01 Time Limit
02 Approved Plans

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

Case Officer: Gary Peck Date: 3 August 2015

Authorised by: Date: 3rd August 2015.