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Development Management
Adur District Council
Portland House
44 Richmond Road
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BN11 1HS

27 July 2017

Dear Sir/Madam,

SITE: LAND TO THE REAR OF 23 BRIGHTON ROAD, LANCING, BN15 8RJ

Please accept this letter and accompanying plans and application forms as an application for planning permission in relation to the above site.

Details of Development

Relocation of southern shed and boundary fence to the rear of 23 Brighton Road.

Introduction

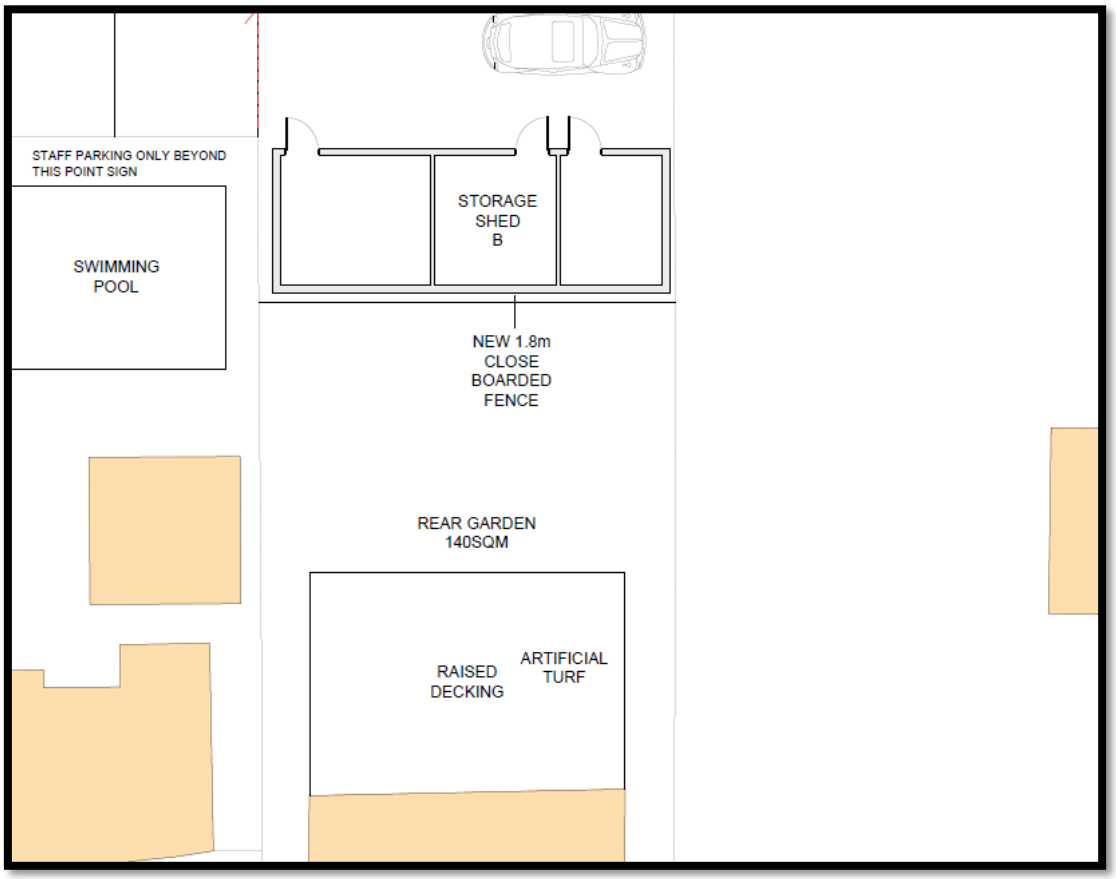
Planning consent for the existing two sheds on the site and the use of the surrounding land for the parking of vehicles in connection with the adjacent nursing home was granted subject to conditions by the secretary of state in his appeal decision of the 3 January 2017.

Planning permission for the extension of the northernmost shed (shed A) was granted planning permission under reference AWDM/0384/17. Simultaneously, planning permission was refused under the same reference (split decision) to alter the fence line and

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to enable the southern shed (shed B) to be used partially by the Applicant's Nursing Home at Drumconner, and partially by the occupiers of 23 Brighton Road.

This application now seeks planning permission to rotate shed B through 90 degrees and to move the fence line northwards to the benefit of the garden at the rear of 23 Brighton Road.



Above: Plan extract showing proposed location of fence and rotated shed B

Planning Considerations

Amenity

While the Inspector found in his decision that the previous location of shed B would be enclosing and obtrusive to the occupiers of the house, the proposed changes to shed B would result in the shed itself being significantly further away from the house and rear decking at number 23, and will increase the size of the rear garden at 23 to 140sqm which is significantly larger than the on council's adopted standard of 100sqm, this is considered acceptable.

Summary and Conclusion

In summary, the proposed development would improve the relationship between shed B and the house and gardens at 23 Brighton Road and this will be a benefit to the overall provision of amenity to the house.

The permission sought will not be harmful to visual or any other amenity.

We trust this application is acceptable to the Council. Please do not hesitate to contact Luke Carter on 01273 413700 if you wish to discuss any aspect of this application.

Application fee

As this application is a re-submission of the previous application AWDM/0384/17 there is no fee due for this application.

We trust this letter and attachments are to your satisfaction. However, if you require any further information, please contact us on 01273 413700.

Yours sincerely

Luke Carter
On behalf of
Lewis & Co Planning