Development Management - Delegated Officer Report

Application Number: AWDM/0043/19 Recommendation – APPROVE

Site: 373 Upper Shoreham Road, Shoreham-by-Sea, BN43 5NB

Proposal: Retention of two storage sheds in rear garden (retrospective).

Date of site visit: 23.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The site comprises a detached 1 ½ story dwelling located on the south side of Upper Shoreham Road. The rear garden is some 31m long and is divided into sections, the first behind the dwelling, containing a swimming pool; the second a seating/sitting out area; and thirdly, the bottom section, which is stepped down to, contains a hardsurfaced area containing sheds and basketball area.

There various shrubs/small trees on the side boundaries and the rear boundary has large trees which have recently been lopped.

The application seeks permission for the retention of a large block and rendered building which is sub-divided into 2no. sections, one for garden storage and the other for household storage. The building has a pitched roof and the plans indicate the size of the structure as being 10.5m long x 3.64m deep x 4.05m to the ridge of the roof.

Representations: Objection ~ 371 Upper Shoreham Road

- Overdevelopment
- Object to the fact that these storage sheds are too high
- They are brick built and seem to be more than sheds
- They appear to be permanent structures

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 2019

Planning Assessment

Principle:

There is no objection in principle to the proposal which seeks to retain a block built building to be used as 1no. sheds for the detached dwelling. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

Visual an residential amenities:

The dwelling is a detached property with a relatively long and wide rear garden (approx. 31m x 14m), the block built shed structure is located on the rear (south) portion of the garden approx. 17m from the rear of the dwelling.

The block built shed is quite large (10.5m x 3.64m x 4.05m high), and although the application refers to 2no. sheds, they are both contained within 1no. structure. An internal dividing wall separates the 2no. uses of the shed.

There is no rule to stipulate that sheds have to made of any one particular material, and the use of the block and render is an acceptable material. The structure is also sited on a lower land level than the dwelling house, which thereby helps to minimize its visual impact. Further there are shrubs and/or trees to the side and rear boundaries which also contribute to softening its effect onto neighbouring properties.

The neighbour to the west, no. 375, has a shed on the other side of the boundary which will also help screen the structure from view for that property. The property to the east, no. 371, is approx. 22m at its closest point from the shed structure, and this distance is considered more than reasonable so as not to result in unacceptable visual harm to that property.

There is a gap of approx. 1.8m behind the garden of the application site before the garden land of no. 109 Greenacres to the south, and the distance from the rear elevation of the shed structure to the rear of that property is approx. 14m which again is considered an acceptable separation distance.

It is thereby considered that the shed structure, although large, will not result in unacceptable harm to neighbouring residential properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. No windows in the rear elevation
3. Outbuilding not to be used as sep. dwell.

Informative:

1. Approve without amendment

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

Informative:-

1. Approved without amendments

Case Officer: Eve Hearsey Date: 30.05.2019

Authorised by: Gary Peck Date: 30 May 2019