Development Management – Delegated Officer Report

Application Number: AWDM/1341//22 Recommendation: APPROVE

Site: 17A Southview Road, Southwick, West Sussex

Proposal:Garden room in rear garden for ground floor flat.

Date of Site Visit: 22nd September 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey period property which is divided into two flats. The ground floor flat seeks consent for an outbuilding within the rear garden which is for the sole use of the ground floor flat. Access to both flats is through the front door and communal hallway.

There is an existing storage building to the rear of the garden adjacent to the rear boundary, which will be removed. Consent is sought for a flat roof timber cedar clad building, 3 metres by 4 metres and 2.2 metres high. The applicant proposes to use the building to expand their existing accommodation to provide a home office ancillary space.

Amended plans have been received to show the rear window removed from the building to avoid any unneighbourly impact.

Representations

None received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The building will be to the rear of the property not visible within the street scene. However it will be visible from the rear of neighbouring properties. It will not be overly high at 2.2 metres and consent is only required in this case as the site is a flat and therefore does not benefit from any permitted development rights. There are other outbuildings within the vicinity of the site, adjacent to the rear boundary a building is visible. It will not be out of keeping in this case.

Residential amenity

The buildings will reduce the garden/amenity space for the flat however external living space will remain and the applicants require the additional living space which will enhance their enjoyment of the existing flat and garden. On balance this is considered acceptable.

The garden building will be visible from neighbouring properties however it will not result in any loss of light, privacy or overbearing impact. The use of the building will be ancillary to the main dwelling as a home office with no primary living accommodation or employment use. Any activity will not be harmful to the amenity of adjacent occupiers in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Cedar cladding as shown on drawings and application forms.
4. No additional windows on the north, south or west elevation of the outbuilding.
5. Ancillary use only.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 3rd October 2022

Authorised by: Peter Barnett Date: 4 October 2022