expiry
20/5/08

Development Control – Delegated Officer Report

Application Number: ADC/0160/08 Recommendation - Permit

Site: **76 Gardner Road Southwick Brighton West Sussex**

Proposal: **Shed/workshop at rear for use as artists studio and storage facility**

The Application

The application property is a end of terrace house located on the west side of Gardner Road, within the built up area of Southwick. The property has an 18m long rear garden, with a detached garage sited to the east at the end of a shared driveway.

The proposal is for a detached workshop/studio at the end of the garden. The building would be a wooden single-storey structure with ridged roof, 4.9m wide, by 3m deep, by 2.5m in height.

The area of the garden where the workshop would be sited is well screened by an evergreen hedge to the north, 2.0m high fence to the west and the side of a neighbours garage to the east.

Consultations and Representations

Director of Services: The EHO has no adverse comments.

Third Parties: There have been no third party objections to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The proposed workshop is modest in size and given the context of the site would not appear out of keeping, over dominant or cramped in location.

Residential amenity
The proposed siting of the workshop would be well screened from the neighbouring gardens by high boundary treatments and as a result would not have an excess amount of overlooking. Its size would not have an adverse effect on the outlook or amount of light available to the neighbouring dwellings.

Recommendation

APPROVE for reason that :-
1PPi.

1. C1Ci
2. The building hereby approved shall only be used for purposes incidental to the enjoyment of 76 Gardner Road by its occupants and shall not be used for retail sales or commercial purposes.
   Reason: *In the interests of residential amenity having regard to policy AH7 of the ADLP and DEV1 of the WSSP.*

Case Officer: Matthew
Date: 30.04.08