Development Management - Delegated Officer Report

Application Number: **AWDM/1286/13** **Recommendation –** Approve

Site: 114 The Gardens, Southwick

Proposal: Erection of outbuilding for ancillary use attached to garage at end of rear garden (retrospective)

Date of site visit: 16 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to an end of terrace house located on the south side of The Gardens. The house is set back from the road by approximately 6 metres with a driveway to its frontage and there is a vehicular access to the west of No.114 providing access to the rear of the site and the neighbouring terraces.

No.114 has a rear garage and store with a recently constructed outbuilding with covered walkway attached to the west wall of this structure. It is this recent construction that is the subject of the current application. The outbuilding and walkway span across the full width of the garden and measure 2.16 -2.21metres in height and 3.8 metres in depth. The building has been clad in timber.

Relevant site history
None relevant

Consultations
None

Representations
Four letters of representation received in support of the application commenting on the usefulness of the building to the applicant's wife and that it has no negative impact on neighbours and is an improvement on the previous structure.

One letter of representation commenting that as long as there is no noise there would be no objection.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
The remaining garden length is approximately 5.6 metres from the rearmost wall of the house to the building. Windows face back towards No.114 and the neighbouring dwellings. Given the distance from the rear of 116 and the limited height of the structure, there is no significant threat to residential amenity in terms of loss of light or outlook. Although there is scope for limited views back towards the rear of 116, having regard to the permitted development fallback position, and that the type of structure would limit its use it is considered that a refusal would not be justified on these grounds alone subject to ensuring that the building remains ancillary to the main living accommodation.

Although the remaining garden area falls short of the recommended standard, the size of garden is not out of character with others nearby and so, although small, is considered acceptable in these circumstances.

Visual amenity
Given the position of the building at the rear of the site, it would not be readily visible in the streetscene and so does not have any significant impact on the character or visual amenities of the locality. Its timber finish is appropriate in the garden setting and, having regard to its size, does not have any significant adverse effect on the visual amenities of the site or surrounding area.

Recommendation

Approve for the reason:-
The proposed development does not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Subject to Conditions:-

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1. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwelling house and not for the purposes of primary living accommodation (bedroom, living room, dining room or kitchen).
2. Permission relates to approved plans:
   Plans and particulars deposited 12 November 2013

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 3 February 2014

Authorised by: Peter Barnett Date: 6 February 2014