Expiry Date - 10/03/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0039/23 Recommendation – APPROVE

Site: 2 Elm Close Shoreham-by-sea West Sussex BN43 5GP

Proposal: Proposed garden store to replace existing timber shed.

Date of site visit: 16/02/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is situated on the south-west side of Elm Close, set back a fair distance from the road behind a long curved driveway. The property is a detached two-storey household comprising a mix of brickwork, render, and vertical tile hanging elevations, along with a gable tiled roof and flat roofed east facing dormer.

Properties along Elm Close are all detached with a similar plot size and layout, characterised by cat slide roofs with many having constructed flat roofed dormers.
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Proposal:

The proposed alterations relate to the outbuilding located to the south-east edge of the plot, adjacent the boundaries with No. 1 Elm Close to the east and No.11 The Driveway to the south.

Permission is sought for the demolition of the existing timber shed which would be replaced with an outbuilding to be used as a garden store. The outbuilding would comprise facing brick elevations, a gently sloped felt flat roof, and a PVCu door and window.

The garden store would measure approximately 4m x 2.95m with a height of 2.9m at peak (front), sloping to a height of 2.65m (rear). The proposed door is to be orientated north and would measure approximately 1.5m wide and 2.1m high. The proposed window is to be orientated west and would measure approximately 1.2m wide and 1.05m high.

Representations: None received.

Consultations: None.

Relevant Planning History:

Planning permission granted at this property for a proposed first floor extension under AWDM/0623/22, decision issued 09/05/2022 [Not constructed at time of site visit].

Planning permission granted at this property for the demolition of existing side extension and proposed single-storey wrap-around extension to west and south elevation under AWDM/01424/20, decision issued 21/10/2020 [Not constructed at time of site visit].

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property, including domestic outbuildings as proposed here, and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The outbuilding would only be marginally visible from the street scene, set back a distance that would present no adverse impact.

The proposed garden store would largely replace the existing footprint and scale of the timber shed which is an established structure. The presence of other outbuildings in the area, most notably adjacent the site to the east at No. 1 Elm Close, along with the matching materials proposed, means the proposed development will be in keeping with the character of the dwelling and wider setting.

Residential Amenity

The use of the outbuilding would be incidental to the main dwelling, providing a garden store for the use of the applicant at No. 2 Elm Close. There would be no intensification in use of the property in addition to its current use as a dwelling and would not generate any significant increase in noise or

disturbance to neighbours. This can be secured by a condition of planning permission.

The openings of the proposed outbuilding would be orientated to the north and west, facing the applicant's own property, which is the same as the existing timber shed. Therefore, no additional overlooking will occur.

The outbuilding would be situated adjacent the common boundaries with the aforementioned neighbours', whose properties are separated by good sized fence lines and exhibit other outbuildings and vegetation which provides some screening. Whilst the proposed development would present an alteration in outlook to these neighbours', it would not appear dominant or oppressive owing to its positioning and scale. Therefore, the proposed outbuilding would not give rise to any material overbearing or overshadowing issues.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Incidental Use

Informatives:-

1. 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? N

Case Officer: Jason Albon Date: 08.03.2023

Authorised by: Peter Barnett Date: 9 March 2023