**Expiry Date – 12/7**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0694/19 Recommendation – Grant**

**Site: 86 Gordon Road, Shoreham**

**Proposal: Retention of partially completed outbuilding at southern end of rear garden to be used for storage and as home office (retrospective).**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 5/6

## Site and Surroundings

This application relates to a semi detached house on the south side of Gordon Road. The property has a long narrow rear garden which backs on to land north of the railway line. The garden is on a lower level to the house itself.

## Proposal

Permission is sought to retain a garden outbuilding erected at the bottom of the garden. It has doors and windows on both sides and is to be used as a home office by the householder only. When finished it will have a second door on the east side of garden side which encloses a separate area for storing garden furniture etc.

It needs permission because it has a maximum height of 3 metres within 2 metres of three boundaries.

## Relevant Planning History

None.

## Consultations

None undertaken.

## Representations

None received.

## Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

**Planning Assessment**

***Principle***

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

***Consideration***

Both neighbouring house, Nos. 84 and 88 have garden outbuildings of a similar scale in a similar position. The outbuilding is domestic in scale and appearance and sits quietly at the end of the garden between two others. It is not having any impact on neighbour amenity or character.

It is to be used only for purposes incidental to the main dwelling, as a home office or for domestic storage purposes. A condition to this effect is recommended.

**Recommendation APPROVE** subject to the following conditions:

1. Approved Plans
2. Incidental use only

***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 any representations? No.

Case Officer signed: MOK Date: 18/6/19

Authorised and signed by: Peter Barnett Date: 18 June 2019