Development Management – Delegated Officer Report

Application Number: AWDM/0643/24 Recommendation: APPROVE

Site: 9 Coral Close, Shoreham-By-Sea, West Sussex

Proposal: Garden/summer room in rear garden

Date of Site Visit: 4th June 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a terraced dwelling within a street of similar properties at the former Southlands Hospital site. The dwelling has a small rear garden with an existing shed. Consent is sought for an outbuilding for ancillary use 4.8 metres by 2.7 metres, 2.5 metres high with a flat roof. This building would normally fall under permitted development however permitted development rights have been removed in this case.

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 (December 2023)
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 visible from neighbouring properties and above the boundary fences, however being to the rear of the garden and limited in scale and height it is not considered to be overly large and to impact upon the character and appearance

of the locality. The building will be finished with grey cladding and it will replace the existing shed.

Residential amenity

The building will not result in any loss of light or overbearing impact to adjacent occupiers. The use will be ancillary therefore no noise, disturbance or increased activity will result. The applicant has advised that they may wish to use the building in connection with an occupier's chiropractor business in the more distant future however if this is the case a new application would be required to permit this. The proposed use and activity associated will be assessed on its own merits at this time. A condition is attached to ensure that the use is ancillary in the meantime.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials grey cladding
4. Ancillary use only.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 20th June 2024

Authorised by: Peter Barnett Date: 20 June 2024