Development Management - Delegated Officer Report

Application Number: AWDM/1447/16 Recommendation – Approve

Site: 13 Southdown Road, Shoreham-By-Sea

Proposal: Removal of existing garage and construction of new outbuilding. External insulated render to existing house.

Date of site visit: 4 October 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached dwelling located on the west side of Southdown Road within the Shoreham Conservation Area. Planning permission was granted last year for a single storey side and rear extension plus the demolition of an existing garden building and the construction of a new detached workshop (AWDM/0896/15). This application seeks a revised permission for the new outbuilding only, in a slightly different location to that previously approved. The extension to the house is no longer proposed.

It is proposed to demolish an existing flat roofed garage in the rear garden on the southern boundary and to construct a new pitched roof workshop/store. It will measure 6.5m long, 3.6m wide and 3.7m high. It will be positioned on the southern boundary, 3.4m from the rear wall of the existing house (compared with 5m as approved). Solar panels are proposed on the southern roofslope.

Also proposed is the widening of the driveway by demolishing a 2m section of the existing boundary wall and excavating part of the front garden and removing a couple of small trees.

Relevant site history

As above

Consultations

Adur and Worthing Councils: The **Environmental Health** Officer requests the precautionary contaminated land informative

The **Tree and Landscape** Officer has no objections

Conservation Advisory Group: Approve

Southern Water: Connection to public sewerage system is required

Representations

None received

Relevant Planning Policies

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed outbuilding is considered to be acceptable in visual terms, being set back from the street and having limited impact on the Conservation Area.

The works to the front boundary wall and the loss of the trees will not cause harm to the character of the area. The neighbouring property to the south also has a wider access and larger area of hardstanding. The two small trees to be removed are not worthy of formal protection.

Residential amenity

The proposed workshop will be taller than the existing garage and will project further into the garden, along the boundary with No.11. However, it has been brought further forward from its approved position and will not therefore project as far to the rear as the previous scheme. The building has a pitched roof which will slope away from the boundary.

The building will be sited to the north of No.11 and it is not considered that it will cause any adverse loss of light. Its revised siting has also helped to reduce the impact on the outlook from the rear conservatory at No.11 and it is not considered that the proposed building will be harmful to residential amenity. The applicant’s agent has previously confirmed that there will be no glare from the proposed solar panels, with any limited reflection going back to the sky at a high angle.

The proposed use of the workshop can be controlled by condition to be limited to personal use only with hours of use of lathe or other machinery restricted to prevent disturbance to neighbours.

The eaves and guttering of the workshop are entirely within the applicant’s boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plan
2. Standard 3 year time limit
3. Materials as specified
4. Outbuilding limited to personal use only, with no use of lathe or other machinery other than between the hours of 9am – 6pm every day

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

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.
2. Southern Water
3. Southern Water
4. Precautionary contamination

Case Officer: Peter Barnett Date: 1 November 2016

Authorised by: Gary Peck Date: 1 November 2016