Development Management – Delegated Officer Report

Application Number: AWDM/0388/17 Recommendation – APPROVE

Site: 95 Western Road, Sompting, Lancing, West Sussex

Proposal: Retention of cabin, raised decking and pergola erected in rear garden along western boundary (retrospective.)

Date of site visit: 25/04/17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Development

The application relates to a semi-detached dwelling on the western side of Western Road, Sompting. Retrospective consent is sought for a timber outbuilding, raised decking and a pergola within the rear garden of the application site.

The garden area is modest in size and the existing cabin, decking and pergola take up a large part of the rear amenity space. The works were carried out in August 2016 and consent was not sought for the works. Consent is required due to the height of the decking exceeding 0.3 metres in height from ground level and the structures being within 2 metres of a boundary and exceeding 2.5 metres maximum height.

The cabin and garden area are used domestically, ancillary and for the enjoyment of the occupiers of the main dwelling. The building contains a tool storage area and provides storage for gym and music equipment.

Representations: 1 email representation from no. 30 Ullswater Road to the rear of the site.

- The design of the building is overpowering in size.
- Use of materials does not seem to be inkeeping.
- The building is an eyesore and obtrusive feature to our garden and view.
- Less skyline is visible and shadows due to its excessive height.
- Rear window results in over looking and loss of privacy.
- Fence posts weakened ad solar lights damaged.
- Object to this building

Sompting Parish Council: - The Council objects to this application as it represents an unacceptable intrusion into the visual amenity of the neighbourhood and it considers the development to be un neighbourly in the impact it would have on adjoining properties and the area as a whole.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan - Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the upgrading of a dwelling within the built up area with garden, domestic structures and decking. The main issues for consideration here are the impact of such development upon the residential amenities of the adjacent occupiers and visual amenities of the locality.

Visual Amenity

Photographs have been submitted by the applicant to show that prior to completion of the works that are the subject of this application in August 2016. The pergola which is currently in the north west corner of the garden was to the south west corner, the current site of the cabin, some decking also existed.

The cabin is large in scale and prominent within the garden area and visible above the boundary fence within the surrounding area. It is however to the rear of the application site and does not impact upon the street scene.

Taking into account the development which includes the cabin, decking and pergola and the limited garden sizes within this vicinity the buildings are visible within the wider area. However on balance the structures are domestic in appearance as are their uses. There are other out buildings within close proximity to the site, although not as substantial it is not considered that the works have such a visual impact to warrant a refusal in this case.

Residential Amenity

The buildings and structures are visible from the surrounding dwellings to the rear of the property. The cabin is adjacent to the rear boundary, nearest to the dwelling to the rear no. 30 Ullswater Road. The cabin is clearly visible to the rear of this dwelling yet this does not give rise to justification for refusal here. The impact with regards to loss of light and overbearing impact is not considered to be such to warrant a refusal here. A building of 2.5 metres could be built here without consent, this building is 2.8 metres at the highest point.

It is noted that there is a rear window and this will be conditioned to be fitted with obscured glazing. The applicant has been extremely co-operative, suggesting and agreeing to options of painting the building and improving the boundary screening. The conditions set out below have been agreed by the applicant and are have been set out after email correspondence with the objector. They will provide additional screening and softening of the impact of the structure upon the adjacent residents.

Recommendation
APPROVE

1. All windows and openings in the west and south elevation of the cabin hereby permitted shall be fitted with obscure glazing. Such glazing shall be installed prior to 1st August 2017 and the obscure glazing shall remain in place at all times. The windows on the west elevation shall also be fixed shut at all times.

2. The south and west elevations of the building shall be stained with Protek Royal Sage Leaf. The north and east elevations of the building shall be stained with Protek Royal Golden Oak. This work shall be completed before 1st August 2017. Reapplication of this finish shall be repeated as necessary and maintained at all times.

3. The western elevation of the cabin shall be screened from the occupiers of no. 30 Ullswater Road, Sompting with 60cm high trellis (Rosemore or Picardy style) on top of the existing boundary fence between the application site and no. 30. This shall be stained Protek Royal Sage Leaf and shall include work to reinforce the existing fence posts. This work shall be completed prior to 1st Auguest 2017. Maintenance of such boundary treatment shall be moniored by the applicant at all times.

4. The outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen).

Informative – Proactive – no amendments

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

Case Officer: Hannah Barker Date: 15.05.17

Authorised by: Jo Morin Date: 15.05.2017