Expiry Date – 21/12

Development Control – Delegated Officer Report

Application Number: AWDM/1793/20 Recommendation – Grant

Site: Ivy Cottage, 55 The Green, Southwick

Proposal: Demolition of existing summer house, replacement summer house and proposed garden shed in rear garden

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/12

Site and Surroundings

This application relates to a Grade II listed two storey house on the west side of The Green and junction with Church Lane within the Southwick Conservation Area. The property has coursed cobblestones to front and rear elevations and a mansarded roof.

The front and rear gardens are enclosed with flint walls. The front gardens of houses to the west in Church Lane are also, largely, enclosed with flint wall. The western boundary shared with 1 Church Lane has a mixed boundary of flint wall and panel fencing. The flint wall appears to be part of an earlier outbuilding which existed prior to Church Lane houses being built.

Vehicle access is from Church Lane though a piered entrance immediately behind the house where there is an area of car parking between the house and lawn.

Proposal

Permission is sought to replace a rear garden summer house and to add a small shed in the rear garden. The summer house is proposed in the position of the current one. The shed has recently been erected.

Relevant Planning History

AWDM/0743/20 - Proposed 1.8m high flint and brick pier wall (within garden) revising 1.8m high tapered boarded fence previously approved under AWDM/0086/20. Granted 29.6.20

AWDM/0086/20 - Demolition of existing pier and wall (north): proposed 1.8m tapered boarded fence and gate to West (within garden) and proposed flint and brick pier wall to West boundary 2.2m high. Granted 24.3.2020

Consultations

Adur Conservation Advisory Group:

No objection

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 17
Southwick conservation area appraisal

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.

Neighbour Impact

There is no neighbour harm.

Conservation Area/Listed Building

A timber shed has been erected on the southern rear garden boundary below the height of the boundary wall.

The original summer house has been removed. The boundary of lawn to car parking area has recently been panted with Leylandii hedging or similar There is permission to erect fencing in this position too. The proposed summer house will be screened from the street by the high boundary wall and the soon to mature hedging. It will not be harmful to the setting of the listed building or to the appearance of the conservation area.

Conclusion

No harm to the conservation area or listed building.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

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: 8.12.2020
Authorised and signed by:	Peter Barnett	Date: 8 December 2020