Development Management – Delegated Officer Report

Application Number: AWDM/1442/23 Recommendation: APPROVE

Site: 5 Selden Mews, Selden Lane, Worthing

Proposal: Amendment to existing Shed. The new proposal is to keep the shed at existing height and dimension and relocate this at the north west boundary of the garden.

Date of Site Visit: Various - last visit 11 October

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site comprises an existing shed in the rear garden of 5 Selden Mews, a property which sits on the western side of Selden Lane and was part of a redevelopment which was granted permission in the late 80s. Permitted development rights were withdrawn for all extensions and outbuildings and hence planning permission is required for the building. The most affected property is Flat 9, Eastfield House which is to the eastern side of Selden Road. The sole window serving the living room of this property faces the application site.

Planning History:

Retention of garden outbuilding in rear garden refused and subsequent appeal dismissed under reference AWDM/0971/22.

Amendment to existing shed reducing the roof height refused in September 2023 under reference AWDM/055/23.

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

Worthing Local Plan (2023): SP1, DM5

National Planning Policy Framework (December 2023)

Planning Practice Guidance

Planning Assessment

The main issue as outlined in the previous appeal decision is the effect of the proposal upon the amenities of the neighbouring property.

The previous appeal was dismissed on the grounds that the retention of the shed adversely affected the natural light of Flat 9, Eastfield House since it ran parallel in close proximity to the main living window of that property.

A subsequent application to reduce the height of the garage slightly but retaining the building in the same location was refused as this did not successfully resolve the main issue of the siting of the building.

The site has been viewed on a number of occasions from the applicant's garden and also of the affected neighbour and it has always been considered quite clear that the siting was the issue that needed to be addressed to bring the matter to a successful conclusion. The current application therefore proposes to re-site the building in the north western corner of the garden. While it would still be adjacent to the boundary with Flat 9, it would now be opposite its kitchen window and side on, rather than running full length alongside the living room window. This is considered to be an acceptable compromise that meets the applicant's storage needs but maintains the amenities of the neighbouring property.

The application is therefore considered acceptable subject to a time limit for completing the works.

Recommendation

01 Approved Plans

02 The shed shall be re-sited in the position indicated on the approved plans no later than 21 April 2024.

Reason: To ensure the timely relocation of the shed whose existing position was considered acceptable by way of a previous appeal decision.

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

Case Officer: Gary Peck Date: 20 December 2023

Authorised by: James Appleton Date: 20 December 2023