Development Management – Delegated Officer Report

Application Number: AWDM/1453/17 Recommendation – APPROVE

Site: 39 The Crescent Southwick

Proposal: Retention of outbuilding used as home gym in rear garden.

Date of site visit: 13/11/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached dwelling within a street of similar properties. Retrospective consent is sought for a pitched roof outbuilding adjacent to the rear boundary within the garden of the residential property. The building is 5.5 metres wide and 4 metres deep, it has a maximum height of 3.4 metres. The building was constructed without planning permission. Consent is required as the building is within 2 metres of the boundary of the site and exceeds 2.5 metres in height. The structure is completed and is finished in green with double doors and obscurely glazed windows. It appears in character as a summer house or ancillary garden building. The building is used as a home gym for use of the occupiers of the household. Two poles are permanently fixed within the building along with other exercise equipment. The height of the roof is determined by the poles.
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Representations: 4 letters of support were submitted with the application from the occupiers/owners from nos. 37, 41, 43 and 96 Southwick Street.

Relevant Planning Policies
Adopted 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’
Submission Adur Local Plan as modified in accordance with the inspectors recommendations Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
Manual for Streets (2007)

Planning Assessment

As stated above consent is required here due to the height of the building in proximity to the boundary; the building could be moved slightly in from the boundary

to the rear and side and then it would be considered permitted development and no consent would therefore be required. Consideration must be given to the impact of the building upon residential and visual amenities.

Residential amenity

The building is visible from adjacent dwellings either side and to the rear of the site. It is acknowledged that it is high and prominent when viewed from adjacent dwellings yet it is not considered that the building results in such harm to warrant a refusal here. It does not significantly reduce light to adjacent dwellings, it does not result in a loss of privacy or overbearing impact that would warrant a refusal in this case. The windows are obscurely glazed and the use of the building is incidental to the main dwelling house. A condition is attached to ensure that in the future no primary living accommodation is created here. If the building was to be moved in from the boundary so there was a minimum of 2 metres on all sides then planning permission would not be required here. This is a material consideration. If consent were to be refused here the applicant would have the option of moving the building which could be considered to have a greater impact than existing, or at best little difference than existing. A refusal is therefore not considered to be justified here.

Visual amenity

The building is to the rear and is not visible within the street scene. As stated above it is visible from adjacent dwellings, yet there is no significant adverse impact upon the visual amenity of the surrounding area. On balance, subject to safeguarding conditions the building is considered to be acceptable.

Recommendation

Approve

Subject to Conditions:-

1. Permission relates to approved plans
2. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the north west side wall of the building.
3. 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).

Informatives:

1. Proactive without amendments

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

Case Officer: Hannah Barker Date: 4th Dec 2017

Authorised by: Peter Barnett Date: 4 December 2017