Development Management - Delegated Officer Report

Application Number: AWDM/0685/20 Recommendation – Approve

Site: 1 Cardigan Villas, The Green, Southwick

Proposal: Proposed garden room in rear garden

Date of site visit: 23 June 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a ground floor flat on the east side of The Green, within the Southwick Conservation Area. It has an area of garden immediately to the south of the property which is linked to a further garden area at the rear by a passageway. The passageway runs alongside the garden for Flat 2.

At the rear an area has been cleared and hardstanding has been laid, where it is proposed to construct a detached timber garden room along the rear boundary, 2.5m high, 6.2m wide and 4.2m deep.

Relevant Planning History

None

Consultations

ADCAG: Recommend approval

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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, within the Conservation Area.

Visual amenity

The garden room is to be located at the end of a long garden and will be screened from the garden of Flat 2 by existing vegetation. It is a relatively small building which would be permitted development, were the application property not a flat.

It will sit alongside an existing outbuilding at 3 and 4 Cardigan Villas to the north and will not appear out of character. Being at the rear, it will have a neutral impact on the Conservation Area.

Residential amenity

Its position at the end of the garden means that it will not cause harm to the amenities of adjoining residents. The site is well screened to the east, west and south and the building will sit alongside an existing outbuilding at 3 and 4 Cardigan Villas to the north.

No harm will arise.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Ancillary use

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

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.

Case Officer: Peter Barnett Date: 3 July 2020

Authorised by: Gary Peck Date: 3 July 2020