Expiry Date - 21/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1058/23 **Recommendation – APPROVE**

Site: **33 Hillview Road, Worthing, West Sussex BN14 0BX**

Proposal: **Retention of timber outbuilding for storage built on new concrete slab (retrospective).**

Date of site visit: 23/08/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the western side of Findon Valley and on the west of Hillview Road within a residential area of Worthing. The property comprises of a detached, single storey bungalow with brick elevations and a hipped roof. The property is set back from the road with a steep topography. There is a conservatory and good size garden to the rear with a large outbuilding at the end which is the subject of this application. The rear garden also hosts two large rabbit enclosures.

The boundary of the rear garden is surrounded by hedging, which is significant in height and provides a large amount of screening. The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought for a detached outbuilding in the garden, to be used as a home office and store for collectables. The storage is proposed for domestic purposes incidental to that of the host dwelling and would not be for use linked to a different use class.

The office section of the proposed outbuilding would be used as a home office in connection with the applicant's job. No other staff or customers would visit the premises.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

2 objections received to the application:

- *The 'shed' for storage is massive, like a Scout hut, you could live in it! The view of the roof area from our house is unsightly but more bearable now the large flagpole with flag he has, has been removed so it no longer draws the eye! If the flag pole stays absent we can live with the large roof area. We also have concern over the use of the 'shed' in relation to whether there will be any added noise?*

And

- *Design, appearance and character. The building has been built at the very top of a sloped garden and is in a dominant position clearly visible from the road. It is roughly the same height as the property roofs. It has been built on already raised ground, on a new concrete base and bearers, putting it higher than permitted limits. It's appearance is not in keeping with anything I have seen in the area, and looks like a secondary property. It is wider than the bungalow.*
- *Noise and disturbance. From a previous conversation with the owners, I understand the intended use for the building is as a workshop. If this is the case, it would introduce considerable noise in nearby gardens, and, given its elevated position, in many nearby houses. A building intended for storage would typically not have multiple windows across its width.*
- *Overlooking and loss of privacy. Given the elevated position and forward facing windows in the building, if I did not have a hedge, the building would look directly into my ground floor rear bedroom and kitchen.*

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5,
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed outbuilding is located to the rear of the garden and would not be visible from the road to the front. Views would be possible at the rear of the site from neighbouring properties due to the topography of the land. These views are not within the public realm and would be to the ridge of the outbuilding. Furthermore the boundary screening provides a significant amount of screening for the outbuilding.

The scale of the outbuilding is considered acceptable as an outbuilding within a plot of this size. Under permitted development an outbuilding of a similar scale could be built. However, due to the concrete slab underneath the level and overall height is not compliant with permitted development entitlements under the General Permitted Development Order.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected neighbours are those to the sides at No.31 and No.35 as well as the properties directly to the rear Nos. 28 and 30 Vale Walk.

No.35 is located to the north side of the application site and separated by a high fence to the boundary with hedging above. There is an outbuilding at the end of their garden positioned away from the fence. The other side is No.33 which is has a largely open plan garden which is screened by a high hedging. Furthermore the option with permitted development for 1.8m high fencing.

As previously stated the outbuilding is only marginally larger than that permitted under the General Permitted Development Order. Whilst it is appreciated that there will be an overall increase in the use of that section of the garden the use is not being intensified. The view from the windows within the outbuilding will look directly into the back of the existing rabbit hutches. Looking to the boundary there is a hedge which then further screens the outlook.

There are no openings proposed to the side elevations and there would be no overlooking or loss of privacy. The openings to the front of the building face onto the applicants own garden.

The main use of the outbuilding is to be used as storage for a private collection of memorabilia. The use is considered to be incidental to the use of the main dwellinghouse. The proposed use will be controlled by conditions to prevent use as primary accommodation or for other office staff. These measures are considered sufficient to prevent any noise and disturbance to adjacent occupiers over and above that associated with typical use of a residential house.

There would be no significant adverse impact on the residential amenities of adjacent occupiers as a result of this application.

Parking

The proposed outbuilding is to be used by the occupants of the house and not for any other staff or customers. There would be no increase in vehicle movements or increased parking demand as a result of this proposal.

Expiry Date - 21/09/2023

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Incidental use only, no primary living accommodation
3. No openings to side or rear elevations of outbuilding

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer:	Finlay Gardner	Date:	21/09/2023
Authorised by:	Jo Morin	Date:	21.09.2023