Expires. 14/9/07.
2/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0447/07 **Recommendation – Permit Application**

Site: **41 New Road Shoreham-by-Sea West Sussex BN43 6RB**

Proposal: **Studio building in rear garden**

The Application

The application site is a terraced house located within the Conservation Area on the north side of New Road, Shoreham. The property features a long rear garden with flint walls to the north separating the properties from the goods access road to Somerfield beyond.
The proposal seeks to erect a large studio/workshop at the rear of the garden that is to be 7.5 metres in depth, 3.3 metres in width and 3 metres in height with a shallow pitched roof. Windows will be located on the front (south) and side elevations with access from the main garden.

Consultations and Representations

Third Parties

No.43 New Road Objects on the grounds that the building will be out of character and will result in a loss of light to their property.

Contributors

ADCAG raise No Objection but request details of materials to be supplied for approval.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB4, AH7
Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1

Planning Assessment

The main concern is the impact the bulk of the building will have on neighbouring properties and the Conservation Area.

The workshop itself will have a floor area of 25 square metres with a pitched roof rising to 3 metres. It will be located at the rear of the garden parallel with the east and west boundaries. To the rear a flint wall 1.8 metres in height will separate the building from the access to the Somerfield goods yard, outside of the Conservation Area. Within the garden, a distance of 20 metres will separate the building from the rear elevations of the terraced properties. The garden boundaries are a combination of 1-1.5 metre high fencing and tall, substantial shrubs. As it is to be set at the back of the garden it is not considered that it will impact on outlook, privacy, or be substantially out of place. It will be only marginally visible from the north but, as stated, there is only the goods access and Somerfield car park beyond.
Upon speaking to the applicant it was made clear that the building is designed to be an artist's studio and will be constructed out of wood. Thus it will not cause noise disturbance or be obtrusive within this highly vegetated area. The windows proposed will offer an element of overlooking but none more than already exists between the gardens.
The concerns and objection of the neighbouring property are noted, however it is considered that the low height of the structure, combined with its location at the far end of the garden, will not impact on the amount or quality of daylight/sunlight reaching the objectors property. A condition is attached requesting details of the materials to be used as this is not stated on the application. Ensuring a wooden finish would serve to protect the appearance of the rear gardens and the Conservation Area.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ai: '...Reason:...policy AB4 of the ADLP...' (external materials to be approved)

Case Officer:.....

Date: 14/9/07.

~~Head of~~ Planning ~~and Community Division~~ Service Manager: .....

Date: 17/9/07....

Chairman of Planning and Regulatory Committee: A.J. Mills

Date: 17/09/07