Expiry Date - 02/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0246/10 **Recommendation – Permit Application**

Site: **9 Orchard Close Southwick Brighton West Sussex**

Proposal: **Detached garden room at end of rear garden**

The Application

The application property is a semi-detached dwelling located within Garden Close, a cul-de-sac on the south side of Manor Hall Road. It is proposed to construct a garden room at the end of the rear garden, measuring 3.9m high with a hipped roof. It is of irregular shape, measuring 5.7m long on its longest side and 3.5m long on its shortest side, 3.8m wide at the rear and 3.5m wide at the front. It will be constructed with facing brickwork and plain tiles.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and

materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed building will be located at the end of the garden and will not be visible from public viewpoints. It is of modest size and will not take up a large proportion of the garden. Being located at the rear, it will be screened from the house by an existing hedge which divides the garden.

Residential amenity

The building will be located on the boundary with 11 Orchard Close and 106 & 108 Manor Hall Road. It will be at the end of the garden of those dwellings and will not cause any serious loss of amenity. The roof is shallow pitched and has been designed to reduce the bulk of the building when viewed from the north (Manor Hall Road).

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 8 July 2010
   Drg.01 (proposed plans and elevations); Drg.02 (1:1250 scale location plan & 1:500 scale block plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 4 August 2010