Development Control – Delegated Officer Report

Application Number: AWDM/0098/13 Recommendation – Approve

Site: 110A Brighton Road, Lancing, West Sussex, BN15 8LW

Proposal: Erection of garden cabin

Date of site visit: 20 March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is one half of a pair of new semi-detached dwellings which have recently been completed on the south side of Brighton Road. The original consent contained a condition removing permitted development rights for extensions and outbuildings.

Permission is sought for a timber cabin at the bottom of the rear garden measuring 5m by 3.5m and 2.4m high with a pitched roof. It will serve as a garden room/artist studio for the applicants. The rear garden slopes down to the Widewater Lagoon and the siting of the cabin will require some minor cutting into the slope and the construction of a small retaining wall.

Planning History

ADC/0340/10 - Demolition of existing building (3 flats) and erection of pair of semi-detached three-bedroom three-storey houses with integral garages – approved November 2010

Consultations

None

Representations

Lancing Parish Council – No objections

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

Visual amenity

The cabin will be sited at the rear and will not be visible from the street. It will be visible from the cyclepath/footpath on the other side of the lagoon but, at 2.4m high, it will not be a particularly dominant or intrusive feature.

Residential amenity

The garden is screened to the east by a hedge on the neighbour's property and by a 2m high fence within the site. The fence also provides a screen to the west. The site has a significant drop in ground level so the cabin will be sited at the lower level and will not obscure light or outlook for neighbouring occupiers.

The proposal will reduce the garden area of the property and will halve the amount of lawn available for use. However, the property enjoys a large terrace at the upper level, adjacent to the house, as well as a first floor balcony, and it is not considered that the loss of garden will be detrimental to amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

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.

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

Case Officer: Peter Barnett Date: 25 March 2013

Authorised by: Gary Peck Date: 25 March 2013