Development Management - Delegated Officer Report

Application Number: AWDM/0110/18 Recommendation – APPROVE

Site: 22 Woodards View, Shoreham By-Sea, West Sussex

Proposal: Timber framed office with pent roof and decking to front in south east corner of garden.

Date of site visit: 26th March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is on the southern side of Woodards View. A detached bungalow on a large plot. There is a driveway to the property frontage and a large rear garden. An access track runs to the rear of the site leading to Kings Walk to the south. The site is within a residential area, yet abutting the site to the south east is a commercial site currently the Environment Agency depot.

There is an existing garden building to the rear of the site, it is proposed that this building is to be removed and replaced with a larger building with monopitch roof. The building will extend further toward the rear boundary than the existing covering an enlarged footprint than existing. It will also be higher, 3 metres maximum, reducing to 2.5 metres adjacent to the boundary. It will be 9 metres wide and 3.5 metres in depth. The roof to the front will have a slight overhang and decking is proposed to the frontage. The finish will be Marley Eternit cladding.

The building will be used as a home office. The applicants run their own media company and they both proposed to work within the office. Some occasional clients or freelance workers may be visiting the site yet this is not considered to be regular or frequent. The applicants have included a supporting statement with their application explaining this. They have also advised that the building will be used as a home gym.

The building is therefore considered to be ancillary to the main dwelling house and for the use and enjoyment of the occupiers only.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (March 2012)

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. Planning permission is required in this case due to the height of the building exceeding 2.5 metres within 2 metres of the boundary.

Visual amenity

The building will be at the rear of the large garden, although large in footprint it is considered that the scale is in keeping with the existing bungalow and plot. The height of the building is also acceptable adjacent to the eastern boundary as this abuts an access, (to the south also) and therefore it is not directly abutting a neighbouring garden nor is it in close proximity to a neighbouring dwelling house. Although the building will be visible it will not be out of character within this residential area or within the context of the application site. It should also be noted that an existing substantial building (although of smaller scale and footprint) will be removed at the site.

The building will be clad with Marley Eternit Cladding, the applicant has advised that this will be in a light grey colour. This is considered to be of contemporary finish and a muted colour which will not adversely affect the visual amenities of the locality. A condition is attached to ensure that this will be the case.

Residential amenity

As stated above the building, although large is not in close proximity to any adjacent dwellings, due to the large plot and adjacent land use there is scope for such a building in this case without adversely affecting the outlook, light or privacy of adjacent residents. Large amounts of glazing are proposed to the front and north side of the building, both elevations facing into the site. The rear and southern elevations are shown as blank. There will be no overlooking to adjacent properties.

As stated above the building will be used in connection with the occupiers of the main dwelling. The occupiers will use it for their business with occasional visits from clients or freelancers. It will also be used as a home gym. A condition will be attached to ensure that this is the case and the use is limited as such. It is considered that the activity in connection with the proposed building will not be such to create excessive noise, disturbance and additional traffic that would be detrimental to the character of the residential locality or the residential amenities of the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials cladding grey finish
4. The garden building hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse, 22 Woodards View, and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen)

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings other than those shown on the approved plans shall be formed in the outbuildings hereby permitted.

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: Hannah Barker Date: 3rd April 2018

Authorised by: Peter Barnett Date: 3 April 2018