Development Management - Delegated Officer Report

Application Number: AWDM/1201/21 Recommendation – APPROVE

Site: 5 Grinstead Lane, West Sussex

Proposal: Detached building to rear of property to provide garden room

Date of site visit: Use of photos supplied by applicant and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey property on the eastern side of Grinstead Lane just south of the Lancing Manor roundabout. The dwelling house has as existing a long rear garden which angles to the south properties either side have gardens of similar proportions.

Consent is sought to erect a detached garden building in close proximity to the rear and northern side boundary. The building has a flat roof slightly sloping to the south up to 3 metres and dropping to 2.9 metres on the north side. It is proposed at 4 metres wide and 6.5 metres in depth. White uPVC weather boarding is proposed a window and door is on the southern elevation and a window on the west. The building is to be positioned on an existing concrete base. There is an existing small shed building on the southern boundary.

Lancing Parish Council:

No comment

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Visual amenity

The proposed building will not be visible within the street scene it is to the rear of the site and will only be visible from neighbouring properties either side and to the rear. The site to the rear is currently being developed for residential. The structure proposed is not overly large within the context of the existing plot and although it will be visible it will not have a detrimental impact upon the character and appearance of the locality. There are other outbuildings visible within neighbouring gardens and Google Maps shows the outbuilding that was previously at the site the base of which will be reused for this development. At a maximum height of 3 metres the structure will exceed the height of the adjacent boundary fences however it is not considered to be harmful in this case despite the use of white uPVC which will not be as subdued in appearance as a wooden finish, yet would not warrant a refusal in this case within its current context and setting.

It will be ancillary in use proposed to be a garden room, a condition is attached to ensure that this will be the case and there will be no primary living accommodation provided. Therefore in keeping with the residential character of the area.

Residential amenity

As stated above the out building will be visible from neighbouring properties however due to the depth of the garden and distance from neighbouring properties the building will have no adverse impact. The majority of the building will be screened by the solid boundary fence to the rear and either side. The flat roof design further limits the building height. It will not result in any loss of light or overbearing impact. The windows and doors are on the west (facing toward the rear of the host dwelling) and side (facing south) due to the distance to the rear of the neighbouring properties and screening there will be no direct overlooking that would be detrimental to the amenities of the occupiers of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. The garden room hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen).
4. No additional windows on the north or south elevation of the building.
5. The garden building hereby approved shall be finished with white uPVC weatherboarding with uPVC grey windows and white door as detailed on the planning application forms submitted 1st July 2021.

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: 9th August 2021

Authorised by: Gary Peck Date: 9 August 2021