Development Management – Delegated Officer Report

Application Number: AWDM/0476/17 **Recommendation: APPROVE**

Site: 3 Connaught Avenue, Shoreham-By-Sea

Proposal: Retention of replacement shed

Date of Site Visit: 9 May

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks retrospective permission for a replacement shed, 2.55 m in height and 4.65 metres in width with solar panels on the side at the time of the site visit, which is understood to have been erected in January. The shed is located in the rear garden of 3 Connaught Avenue and therefore backs onto Aston House, a 4 storey block of flats in Freehold Street to the south west of the site.

Planning History:

Dwellinghouse converted into flats in 1985. No planning history subsequently

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

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'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

It is apparent from aerial photographs that there was a building in the location of that now proposed previously, seemingly covered in ivy or similar greenery which was also removed with the previous building.

The shed is not visible from the public viewpoint in Freehold Street so its main impact is on the facing residents in Aston House. While close to nearby windows (less than 4 metres) there are buildings in the residential/commercial premises either

side of a very similar size and therefore it is not considered that the subject building has an unduly adverse impact upon residential amenity. The gardens surrounding the flats are communal and in the context of the overall surrounds, the shed is not considered to affect the enjoyment of the gardens.

Recommendation

APPROVE subject to the following condition:

1. Approved Plans

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

Case Officer: [redacted] Date: 11/5/2017

Authorised by: [redacted] Date: 11/5/2017.