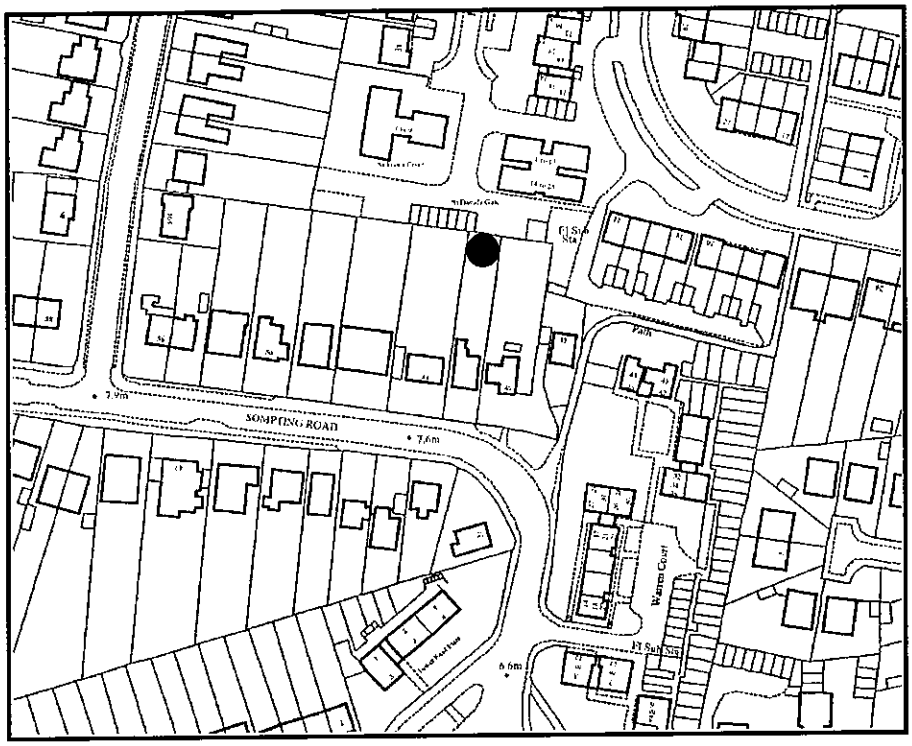
Application Number: ADC/0205/09 Recommendation - APPROVE

Site: **42 Sompting Road Lancing BN15 9JX**

Proposal: **Timber outbuilding for use as gym, workshop, study and hobby room (retrospective)**



The Application

The application site is a detached dwelling located on the north side of Sompting Road in an area of similar properties. To the rear of the site are a row of garages and a block of flats known as St David's Gate. Retrospective permission is sought to retain an outbuilding at the rear of the garden which is described in the application as a "gym, workshop, study and hobby room." Internally, the rooms are described on the floor plans as a study/office, gym/workshop, kitchenette and shower room.

The building measures 8.5m long, 4.9m wide and 2.7m high. It is timber clad with a shallow felt pitched roof and is accessed via patio doors on its eastern elevation. There is also a door on the northern elevation from the kitchenette.

The dwelling has a long rear garden of approximately 23m depth and the building is sited at the end of the garden, separated from the house by a fence and tree screen approximately halfway down the garden.

Consultations and Representations

Adur District Council: The comments of the Environmental Health Officer are to be reported.

Lancing Parish Council: To be reported

Third Parties: A letter received from the resident of No.40 Sompting Road objects on the following grounds:-

- Lodgers and young students have previously been living in the 'gym'
- Size of building is disproportionate to garden size, and the owner previously cut the garden in half thereby creating a plot on which the building occupies more than 50%.
- Incongruous to the rest of the gardens in the area.
- Fire risk presented by the fitted kitchen.
- Noise hazard.
- Smell of drains, with the section serving the building regularly needing unblocking.

[NB. a request is made to speak at the Committee meeting]

Relevant Planning Policies and Guidance

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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan is entitled householder proposals but, as with the supplementary guidance in the Council's DC Standard No.3, only relates to extensions and alterations to dwellings rather than detached outbuildings. However, the requirements are of some relevance, namely proposals should be of sympathetic design and materials to the original dwelling and the area in general and be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings.

Visual Amenity

The building is to the rear of the houses on Sompting Road and therefore does not affect the streetscene. It is not considered to have an adverse visual impact as seen from the adjacent dwellings and those to the rear of the site. Although relatively large in size, it is not disproportionate to the size of the garden and does not overdominate the dwellings. There are a number of outbuildings in the vicinity (including a cattery at the adjacent property) and this building does not appear particularly out of character.

There are trees on the boundary and within the garden of No.42 which help to ameliorate its visual impact. Due to the length of the rear gardens being in excess of 20 metres, it is not considered that there is any overbearing impact or loss of outlook for residents of the adjacent dwellings. It is also considered, at 15m, to be a sufficient distance from the flats behind.

Residential Amenity

The building is stated as intended to be used for purposes ancillary to the dwellinghouse on the site and not in connection with a commercial or business use. There should

consequently be no adverse effect on the residential amenities of the adjacent dwellings from its usage.

The building, which currently has a fitted kitchen and shower-room, is clearly capable of being used as an independent residential unit and there have been suggestions that it has been lived in for a short period previously. Provided the building remains ancillary to the main house and does not become a dwelling, there is not considered to be a sustainable planning objection to its retention.

Recommendation

Subject to consideration of any further representations received by 25 June 2009, APPROVE for reason that:-

The building does not detract from the local environment or cause unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Subject to:-

1. C16Aii (Building shall be used as a gym, domestic workshop, study and hobby room and not as primary living accommodation) (amended)
2. .....