Development Management – Delegated Officer Report

Application Number: AWDM/1435/17 Recommendation – APPROVE

Site: 21 Kings Road, Lancing, West Sussex

Proposal: Retention of outbuilding used for storage and summerhouse erected along rear (western) boundary (retrospective)

Date of site visit: 4/12/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi-detached dwelling within a street of a mixture of styles of properties. Retrospective consent is sought for a pitched roof outbuilding adjacent to the rear boundary within the garden of the residential property. The building is almost the full width of the rear garden. It is divided into two sections, one side with a door and window which serves a domestic storage area. The other half has French doors and windows and is a summer house for use of the household. The building is 9.1 metres wide, 4 metres in depth, with a maximum height of 3 metres. The building was constructed without planning permission. Consent is required as the building is within 2 metres of the boundary of the site and exceeds 2.5 metres in height. The structure is near completion and is finished in grey. It appears in character as an annex style building due to the use of windows and doors.

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Representations: None received

Lancing Parish Council: - No objection

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'
Submission Adur Local Plan as modified in accordance with the inspectors recommendations Policy 15 (2016)
National Planning Policy Framework (CLG 2012)

Planning Assessment

As stated above consent is required here due to the height of the building in proximity to the boundary; the building could be moved slightly in from the boundary to the rear and side and reduced in footprint then it would be considered permitted development and no consent would therefore be required. Consideration must be given to the impact of the building upon residential and visual amenities.

Residential amenity

The building is visible from adjacent dwellings either side and to the rear of the site. It is acknowledged that it is high and prominent when viewed from adjacent dwellings yet it is not considered that the building results in such harm to warrant a refusal here. It does not significantly reduce light to adjacent dwellings, it does not result in a significant loss of privacy or overbearing impact that would warrant a refusal in this case. It is acknowledged that the glazing to the front of the building serving the summer house side is clear and faces towards the rear of adjacent properties. However this is at ground floor level only and the boundary fence offers screening. Any overlooking that may occur would not be unusual in such a residential location as would be the case with any summer house building to the rear of a property.

A condition is attached to ensure that in the future no primary living accommodation is created here. If the building was to be set in from the boundary so there was a minimum of 2 metres on all sides then planning permission would not be required here. This is a material consideration. If consent were to be refused the applicant would have the option of carrying out this change. Although the building footprint overall could then be reduced and the building would be moved away from the boundaries the building would still be the same height, its use and the level of overlooking would also be the same. On balance refusal is therefore not considered to be justified here.

Visual amenity

The building is to the rear and is not visible within the street scene. As stated above it is visible from adjacent dwellings, yet there is no significant adverse impact upon the visual amenity of the surrounding area. On balance, subject to safeguarding conditions the building is considered to be acceptable.

Recommendation

Approve

Subject to Conditions:-

1. Permission relates to approved plans
2. 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 shall be formed in the north, south or west side wall of the building.

3. The outbuilding 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).

Informatives:

1. Proactive without amendments

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

Case Officer: Hannah Barker Date: 4th Dec 2017

Authorised by: Peter Barnett Date: 4 December 2017