Development Management – Delegated Officer Report

Application Number: AWDM/0043/17 **Recommendation: APPROVE**

Site: **55 Sompting Road, Lancing**

Proposal: **Retention of log cabin with decked seating area in rear garden to be used for ancillary accommodation (retrospective).**

Date of Site Visit: **31 January**

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks retrospective permission for the retention of a log cabin in the rear garden of the property.

The application site is on the southern side of Sompting Road and consists of a long, narrow rear garden with the log cabin being sited at the southern end of the garden. This means it is some distance from the residential dwellings (around 30 metres) in Sompting Road and is in fact much nearer to properties in Croshaw Close a cul de sac whose eastern end dwellings are adjacent, but screened from the boundary of the site, although a rear dormer and conservatory could just be glimpsed through the screening.

Planning History:

None relevant

Consultations:

Environmental Health – no objections

Environmental Health (contamination) – situated over potentially contaminated land but noted as a retrospective application

Environmental Health (private sector housing) (initial comment) - I have now had the opportunity to review the above application and would make the following comments.

The application makes reference to the use of a garden shed as a bedsit. It is not clear whether the structure will meet modern building regulation requirements for residential accommodation in respect of thermal insulation, etc., but the indication is that there are likely to be category 1 hazards under the Housing Act 2004 in respect of excess cold (lack of fixed heating), food hygiene (no proper cooking facilties) Entry by Intruders, and so on.

Recommendation

APPROVE subject to the following condition:

1. Approved Plans
2. Ancillary Use only
3. Retention of screening on southern boundary

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

Case Officer: G Peck Date: 24/3/2017

Authorised by: [signature] Date: 24/3/2017