

PLANNING APPLICATION REPORT**REF NO:** **AW/281/11/****LOCATION:** 69 The Fairway
Aldwick**PROPOSAL:** Erection of a single storey non permanent garden shed (timber) to rear of the property**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This is a retrospective application for a detached shed, located in the rear garden of the property. The shed measures 2.99 metres in height to the ridge, 6 metres in width and 4.19 metres in depth with a covered verandah on the west elevation.
SITE AREA	Approximately 975 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front. 2 metre high close boarded timber fencing to rear and west garden boundaries and line of fir trees. East boundary is a partly enclosed by fencing.
SITE CHARACTERISTICS	Detached, two storey modern dwelling with white render and cladding on the external elevations. Large front garden. Property set back 18 metres from the road.
CHARACTER OF LOCALITY	Predominantly residential comprising detached two storey dwellings in large plots of various different designs and styles. Private road.

RELEVANT SITE HISTORY

AW/127/98/T	Fell 1 no. poplar tree	Approve Cond 02-10-1998
BR/5/60	House	Approve 27-01-1960
BR/5/60/A	Amended block plan house & garage outbuildings	Approve 29-02-1960

REPRESENTATIONS

Representations received:

Aldwick Parish Council

Objection. Members object to this application as it has an unacceptable adverse impact on the adjoining property and does not demonstrate or respond positively to the identified characteristics of the site or enhance local distinctiveness. Therefore, this application is in direct conflict with policy GEN7 of the Arun District Local Plan.

2 Letters of Objection:-

Shed seriously affects the enjoyment and privacy of the next door neighbour's property and is an unsightly structure, totally inappropriate to its environment.

Building is too close to the boundary. Wall is less than half a metre away and the roof fascia is over the boundary fence. Concerned that this large timber structure may be a fire risk.

Building is 3 metres high, due west, and will block light from garden and living room.

Request that the building is re-located 1 metre away from the boundary and reduced to 2.5 metres in height.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Tree Preservation Order

No public sewer

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)
[GEN7](#)

Built-up Area Boundary

The Form of New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that it would have a materially adverse effect on the the residential amenities of adjoining properties.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The shed is located in the rear garden, adjacent to the east boundary adjoining No. 70. The shed is clad in light timber with a shallow pitched, felt tiled roof and has a covered verandah on the west elevation facing into the garden.

The site is located within a built-up area, where the principle of new development is acceptable, subject to development having an acceptable impact on residential and visual amenity.

With regard to residential amenity, the shed is considered to harm the outlook of the neighbouring property at No. 70 to the west, by virtue of its siting and close proximity to the side garden boundary. The shed is sited within 700mm of the side boundary and projects to a depth of 6 metres at a height of 2.9 metres. There is minimal screening on the western boundary, as part of the boundary fence has been removed. As such, the building is a large, prominent structure, and is considered unduly overbearing and harmful to the outlook of the neighbour, by virtue of its scale and close proximity to the neighbouring property's rear garden and side boundary.

With regard to visual amenity, the shed is located in the rear garden and has limited impact visual on the character of the street scene approximately 30 metres to the south. However, the building is clad in untreated, light timber and appears stark and out of keeping with the main dwelling and the immediate surroundings.

It is therefore recommended that the building is re-positioned 2 metres from the side boundary and the ridge height of the shed reduced to 2.5 metres in height. The building may then be erected as permitted development. It is also recommended that the building is stained dark.

The application is therefore recommended for refusal for the following reasons:

RECOMMENDATION

REFUSE

- 1 The detached, single storey shed, is considered to have an adverse and overbearing impact on the residential amenities of the neighbouring property, by virtue of its siting, scale and close proximity to the side garden boundary, in conflict with policies GEN7 and DEV19 iii) of the Arun District Local Plan.