

**PLANNING APPLICATION REPORT**

**REF NO:** BN/2/12/

**LOCATION:** 4 Marshall Close  
Barnham

**PROPOSAL:** Wooden log cabin

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                         |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | This is a retrospective application for a detached timber outbuilding (5.2 x 6.7 x 2.7 metres).                                                                                                                                                                         |
| SITE AREA                   | Approximately 470 sq metres                                                                                                                                                                                                                                             |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                                                                                                                                     |
| TOPOGRAPHY                  | Property is raised up from the road.                                                                                                                                                                                                                                    |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                                                                                          |
| BOUNDARY TREATMENT          | None to front. 1.8-2 metre high close boarded timber fencing to side and rear garden boundaries.                                                                                                                                                                        |
| SITE CHARACTERISTICS        | Semi-detached, two storey dwelling constructed from red brick with hipped tiled roof and uPVC glazing. 3 detached timber sheds/outbuildings at rear of property. Gated vehicular access and gravel driveway to side of dwelling providing access to timber outbuilding. |
| CHARACTER OF LOCALITY       | Residential cul-de-sac comprising 2 storey semi-detached dwellings and bungalows of identical design and character.                                                                                                                                                     |

**RELEVANT SITE HISTORY**

**REPRESENTATIONS**

**Representations received:**

Barnham Parish Council

No objection.

**Comments on Representations received:**

Noted

**CONSULTATIONS**

**Consultations responses received:**

None

**Comments on Consultation responses:**

None

#### **POLICY CONTEXT**

Designation applicable to site:  
Within built-up area boundary

#### **DEVELOPMENT PLAN POLICIES**

|                           |                      |                             |
|---------------------------|----------------------|-----------------------------|
| Arun District Local Plan: | <a href="#">GEN2</a> | Built-up Area Boundary      |
|                           | <a href="#">GEN7</a> | The Form of New Development |

#### **PLANNING POLICY GUIDANCE**

|      |                                    |
|------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing                            |

#### **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 comply with Development Plan policies in that it has no materially adverse effect on the visual amenities of the locality or the residential amenities of adjoining properties, or the character of the surrounding area.

#### **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 detached timber log cabin is located towards the rear of the plot, adjacent to the rear and side (north) garden boundaries. The building has timber clad elevations, a shallow felt tiled roof with a maximum pitch of approximately 2.7 metres, and a covered verandah facing into the site. The building occupies a footprint of approximately 35 sq metres and is accessed via a separate gated access and gravel driveway at the side of the dwelling.

The log cabin is sited 600mm from the rear garden boundary and approximately 1700mm from the side boundary to No. 14. It is discreetly sited towards the rear of the plot and is reasonably well screened from neighbouring properties at the rear (Methodist Church) and to the side (Nos 6, 14 and 16 Marshall Close) by high boundary fencing. Owing to its siting and orientation within the plot, there is no adverse overlooking or loss of privacy of neighbouring properties.

With regard to visual amenity, although the building is located towards the rear of the plot, it is

visible from the streetscene along Marshall Close. The covered verandah and windows/door gives the building the appearance of a small chalet style cabin. However, the building has a shallow pitch roof, which reduces its overall scale and bulk, and it sits unobtrusively within the plot. Further, the materials are considered appropriate. On balance, the building is not considered to be unduly prominent or overbearing with regard to its design or scale, as to have a harmful impact on the visual amenities of the locality or the surrounding streetscene.

Notwithstanding this, it is noted that the log cabin is accessed via a separate vehicular access and sits within a gravelled area, which is separate from the main garden to the dwelling. The building effectively sits within its own curtilage. There are services to the cabin which are connected to the main house and there is a satellite dish on the front roof slope.

If the building were to be occupied and used independently from the main dwelling, it would be tantamount to the creation of a separate dwelling, requiring planning permission in its own right. This would be considered an unacceptable form of development on the basis that the building has the form and appearance of a chalet style cabin, which is uncharacteristic of development within the wider area. Furthermore, there is no private amenity space and the siting of the log cabin is such that it would impact upon the level of amenity space and the enjoyment of the host dwelling. It would therefore represent a cramped form of development, out of keeping with the spatial character and pattern of the street, contrary to advice contained within PPS3, which seeks to resist the inappropriate development of garden land for residential purposes.

In summary, the log cabin is an acceptable form of development provided it is ancillary to the enjoyment and use of the main dwelling house. A condition is recommended to this effect. It is therefore recommended that retrospective consent is granted, subject to the conditions summarised below.

## **RECOMMENDATION**

### **APPROVE CONDITIONALLY**

- 1 The development hereby approved shall be carried out in accordance with the following approved plans: Location Plan, Site Plan A, Site Plan B, Floorplan, Front Elevation, Rear Elevation, Side Elevation, Side Elevation, received on 16 January 2012.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 2 The log cabin hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of No.4 Marshall Close as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policies GEN7 and DEV19 of the Arun District Local Plan and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 3 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

**SUMMARY**

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

**RELEVANT POLICIES**

LOCAL PLAN: GEN7, GEN2

NATIONAL POLICIES: PPS1, PPS3

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.