

APPLICATION NUMBER:	LW/17/0553	ITEM NUMBER:	8
APPLICANTS NAME(S):	Mrs L Silver	PARISH / WARD:	Seaford / Seaford Central
PROPOSAL:	Planning Application for Construction of a wooden shed/workshop		
SITE ADDRESS:	8 Belgrave Road Seaford East Sussex BN25 2EG		
GRID REF:	TQ4795		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is within the rear garden of 8 Belgrave Road, Seaford, a property centrally positioned within a terrace of four dwellings which is located just off the A259 (Brighton to Eastbourne Road) at the rear of the White Lion Hotel in the western part of Seaford.

1.2 The application proposes the construction of a workshop/shed within the rear garden of this property. The proposed workshop/shed measures 4.3m by 4.2m. It would have a lean-to roof measuring 4m (western elevation) at its highest point adjoining an existing garage block. The eaves height along the eastern elevation would measure 2.75m above ground level. The front elevation facing north would have a pair of double doors and there would be a large window in the eastern elevation.

1.3 The proposed workshop/shed would have shiplap cladding on the external facing walls and a rubber roof.

1.4 The workshop would be accessed via an existing shared driveway alongside 4 Belgrave Road which currently serves five garages.

1.5 The applicants have written a detailed letter justifying their proposal the content of which will be included within the main planning assessment below.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – RES18 – Garages and other Buildings

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

None

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Seaford Town Council – Objects on the following grounds:

- General disturbance caused in connection with the applicant's business. It is likely that the proposed 'workshop' would also be used for business purposes.
- The restricted nature of the site and the driveway meant that any such commercial use would be seriously detrimental to the amenities of neighbouring residents;
- Overdevelopment of the rear garden, would be completely inappropriate and out of character with the area and contrary to saved policy ST3 of the Lewes Local Plan.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Letters of objection have been received from the occupiers of two households. Their concerns have been summarised as follows:

- Will be used for business purposes.
- Noise and disturbance associated with use of the proposed shed .
- Increased comings and goings of vehicles also prejudicial to the safety of pedestrians
- Flammable materials.
- Inadequate access.
- Inappropriate storage of materials associated with use which is hazardous and causes an obstruction to residents trying to access the shared driveway and garaging.
- The proposed building will be 4m high and will appear dominant compared to the scale of existing garages and would not be in keeping with the character and appearance of the area.
- Increase drainage problems.

6. PLANNING CONSIDERATIONS

6.1 The main issues for consideration are whether the scale and siting would detract from or dominate, the existing dwelling, other dwellings and the character of the area, and whether it will respect the living conditions for the occupiers of nearby households.

6.2 The proposed workshop/garage has a floor area of 4.2m by 4.3m which is a sizeable garden building but not considered to be of the appropriate dimensions to be utilised as a garage. A garage would have minimum internal dimensions of 6m by 3m. The highest part of the structure, measuring 4m from ground level would be situated against an existing garage so partially hidden in views from the adjacent driveway (the applicants have confirmed that the reason for its 4m height is to store two sea fishing canoes).

6.3 The proposed workshop/shed would be around 24m from the rear elevation of the application property. The adjacent houses in Belgrave Road have extremely deep rear gardens. It is considered that the proposed shed would not detract from or dominate the existing dwelling or other dwellings in the locality. It would not constitute an overdevelopment of the rear garden as suggested by The Town Council.

6.4 The workshop/shed would be constructed with shiplap cladding and a boarded roof with a rubber roof covering, which is also characteristic of a garden building. It would not be visually out of place in this location and would be set well back from the street and adjacent to an existing garage compound. In this respect the proposed shed would be in accordance with the criterion of policies RES18 and ST3 of the Lewes District Local Plan.

6.5 With regards to living conditions, two letters of objection have been received from the occupiers of 4 and 6 Belgrave Road, the properties backing onto the garage compound within the same terrace and to the west of the application property. The Town Council also objects to the application reiterating the concerns of the residents which is that the "workshop would be used for business purposes and that the commercial nature of its use would be seriously detrimental to the amenities of neighbouring residents."

6.6 The applicant has written a comprehensive letter confirming that the proposed workshop/shed will not be used for business related purposes (paragraph 2 of their letter). The applicant's hobby is to restore motorcycles and, this has been happening in front of existing garages.

6.7 The proposed shed would not generate an increase in vehicular movements over and above what would occur and is usually expected at any residential property. In fact, the

applicant has confirmed that the workshop/shed will not generate any more vehicular movements than there is already.

6.8 The proposed workshop/shed has its own soak away and would not exacerbate the existing drainage problem.

6.9 Any issue of the storage of materials within the garage compound area is not a material planning consideration.

6.10 It is therefore considered, that, the proposal is acceptable and complies with relevant policies in the Lewes District Local Plan and Joint Core Strategy. There are no material planning grounds to refuse the application and no material harm would result from the proposed development.

6.11 It is therefore recommended that planning permission be granted.

7. RECOMMENDATION

That permission be GRANTED.

The application is subject to the following conditions:

1. The development hereby permitted shall only be used for purposes ancillary to the residential use of the dwelling known as 8 Belgrave Road.

Reason: To protect the character and appearance of the locality and living conditions for the occupiers of adjoining properties having regard to policies CP11 of the Joint Core Strategy, ST3 and RES18 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Proposed Block Plan	26 June 2017	
Proposed Floor Plan(s)	12 October 2017	
Location Plan	12 October 2017	1:1250
Proposed Section(s)	12 October 2017	1:50
Proposed Elevation(s)	12 October 2017	1:50
Proposed Elevation(s)	12 October 2017	1:50

Proposed Block Plan	12 October 2017	1:500
Additional Documents	12 October 2017	KEY DETAILS ON PLANS
Additional Documents	12 October 2017	MATERIAL DETAILS