

APPLICATION NUMBER:	LW/07/1230	ITEM NUMBER:	9
APPLICANTS NAME(S):	Mr A Burrows	PARISH / WARD:	Peacehaven / Peacehaven North
PROPOSAL:	Planning Application for Section 73A Retrospective application for the retention of a shed to rear		
SITE ADDRESS:	24 Coney Furlong, Peacehaven, East Sussex, BN10 8EH		
GRID REF:	TQ 4102		

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1. SITE DESCRIPTION / PROPOSAL

1.1 Retrospective planning permission is sought for the retention of a shed at 24 Coney Furlong, a detached property located on a corner plot in Peacehaven.

1.2 The application proposes to retain a shed with a shallow pitched roof erected to the rear of the property adjacent to the north-east boundary. The roof would be hipped to the south-east elevation. The shed measures 8.8m long x 2.6m depth x 2.25m high to eaves level and 3.2m high to the ridge. A 3.5m long section positioned at the south-east end of the garden is open to the front providing a covered play area. The shed has a door and two windows to the south-west elevation and is constructed from weatherboarding with reclaimed keymer clay tiles to be used for the roof.

2. RELEVANT POLICIES

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

LDLP: – RES18 – Garages and other Buildings

3. PLANNING HISTORY

LW/87/1639 - Planning and Building Regulations Application for a garage extension. Building regs approved. Completed. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Refusal recommended - overbearing, overdevelopment of the site, unneighbourly and loss of amenity space. Contrary to Policy ST3 of the Lewes District Local Plan.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 None

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are whether the structure has a significant impact on the character and visual amenities of the street scene or the residential amenities of the adjoining occupiers.

6.2 The boundaries of the application site are marked by a close boarded fence which is 2.1m high, dropping in height to approximately 1.6m to the rear. The visible height of the roof above the fence is 1.1m, with a ridge height of 3.2m, However the actual visual impact appears much less due to the distance of the shed from the road and the pitch of the roof. Therefore, although the roof of the structure is visible, it is viewed against a built environment and is not considered to be visually intrusive or detrimental to the character of the street scene.

6.3 The shed is built adjacent to the boundary fence with No.26 Coney Furlong and extends almost the full length of the garden. However, the hip to the south-east elevation would reduce the visible ridge of the extension down to a length of 7.8m. At 3.2m high the shed is below the height which could be often built as 'permitted development' and although visible, the shed is not considered overbearing and does not result in an undue loss of natural daylight to the adjoining property. The south-east elevation of the shed is 1.1m from the boundary with No.1 Crocks Dean and would not be considered detrimental to the residential amenities of this property. The structure covers approximately one quarter of the total amenity space of the rear garden of this property and is not considered overdevelopment of the site.

6.4 The structure is relatively large in scale but has an insignificant impact on both the visual amenities of the street scene and the residential amenities of the adjoining occupiers and is therefore considered acceptable.

7. RECOMMENDATION

That planning permission is granted.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external materials including roof tiles shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	19 September 2007	
Location Plan	19 September 2007	1:1250
Block Plans	19 September 2007	1:500
Photographs	19 September 2007	1
Photographs	19 September 2007	2
Photographs	19 September 2007	3
Photographs	19 September	4

	2007	
Photographs	19 September 2007	5
Photographs	19 September 2007	6
Photographs	19 September 2007	7
Photographs	19 September 2007	8
Photographs	19 September 2007	9
Photographs	19 September 2007	10
Proposed Elevations	19 September 2007	1:50
Proposed Floor Plans	19 September 2007	1:50

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policies ST3 and RES18 of the Lewes District Local Plan.