



Appeal Decision

Site visit made on 9 March 2021

by Guy Davies BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 March 2021

Appeal Ref: APP/C3810/D/20/3263660

Reed Cottage, Westergate Street, Woodgate, Chichester PO20 3SQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Andrew Collingridge against the decision of Arun District Council.
- The application AL/54/20/HH, dated 8 July 2020, was refused by notice dated 9 September 2020.
- The development proposed is a garden shed and adjoining open potting area.

Decision

1. The appeal is allowed and planning permission is granted for a garden shed and adjoining open potting area at Reed Cottage, Westergate Street, Woodgate, Chichester PO20 3SQ in accordance with the terms of the application AL/54/20/HH, dated 8 July 2020, and the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, block plan, floor plan, front elevation (south), rear elevation (north), east/west elevations.

Main Issue

2. The main issue is the effect of the proposed development on the living conditions of neighbouring occupants at 26 Belle Meade Close, with regard to dominance and overshadowing.

Reasons

3. The boundary between Reed Cottage and 26 Belle Meade Close is marked by a timber fence. The section immediately alongside the adjoining property has been raised in height by a further section of fencing. There are currently two windows in the flank elevation of the neighbouring property. The proposed structure would replace an existing pent roofed timber summerhouse.
4. Since the Council's decision, work has commenced on ground and first floor extensions permitted at 26 Belle Meade Close¹. On completion, the ground floor of that property nearest to the boundary with Reed Cottage will consist of one large open lounge/kitchen/dining room with windows and doors at the front and rear and a large skylight. The two side facing windows will be retained and will help light the front part of the open plan room.

¹ AL/23/20/HH

5. The proposed garden shed and covered potting area would result in additional building bulk being visible from the neighbouring property, including from the two side facing windows. However, light and aspect from these windows is already restricted by the boundary fence, including its raised section. The eaves line of the proposed garden shed would only be slightly higher than the top of the intervening fence, and the roof would then pitch away from the boundary. While some additional light would be lost to the side facing windows at 26 Belle Meade Close, that loss would be comparatively small. The two side facing windows would also not be the only openings providing light to the ground floor of the neighbouring property given its open plan nature and the other windows, doors and skylight that would provide light and aspect.
6. I conclude that, having regard to the alterations that are underway at the neighbouring property, the proposed development would not give rise to a harmful impact on the living conditions of its occupants by reason of dominance or overshadowing. It would therefore comply with policy D DM1 of the Arun Local Plan 2011-2031, which amongst other criteria requires new development to be designed to have minimal impact to users and occupiers of nearby property and land, including by avoiding significant loss of sunlight and outlook.

Conclusion

7. I conclude that the appeal should be allowed.

Guy Davies

INSPECTOR