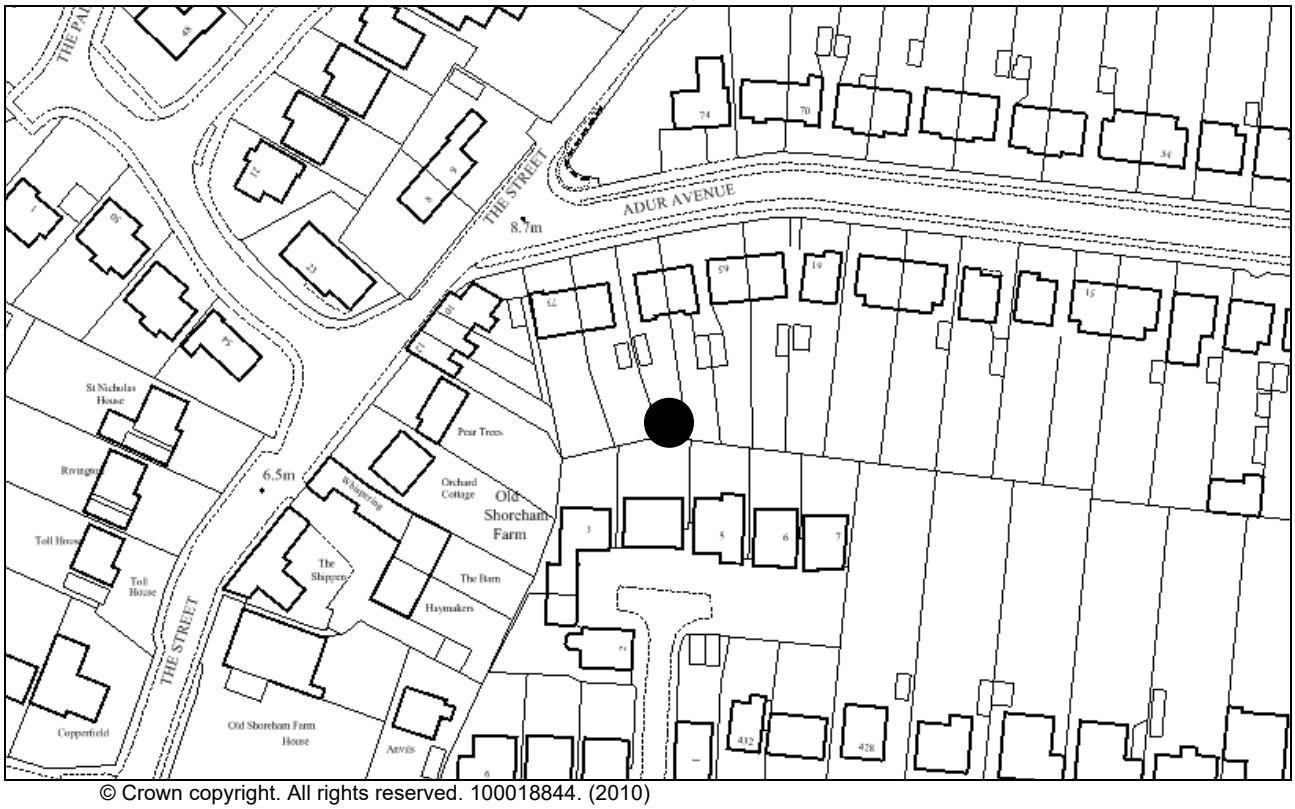
Application Number: ADC/0320/10 Recommendation - APPROVE

Site: 69 Adur Avenue, Shoreham-by-Sea BN43 5NL

Proposal: Pitched-roof garden store at end of rear garden (part retrospective)



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The Application

The application property is a semi-detached dwelling located on the south side of Adur Avenue, backing onto new houses in Frampton Place. Permission is sought for a ridge-roofed garden store at the end of the 19m long rear garden. As it stands, the store consists of a timber frame and timber walls which have not been clad. The roof trusses are exposed and not tiled.

The building was started earlier this year, the applicant stating he was unaware that the rules for curtilage buildings changed in October 2008 as part of the amendment to the T&CP (General Permitted Development) Order 1995. Previously, detached ridge-roofed buildings more than 5m from the dwelling could be constructed up to 4m in height without the need for planning permission. This changed in October 2008 and now states that buildings within 2m of any boundary require an application for planning permission if they are over 2.5m in height.

The store, as constructed, measures 3.8m high to the ridge, 4.9m wide and 4.9m deep. It is 0.7m-1.75m from the rear boundary and 0.6m-1m from the side boundaries. The plans show the building would be finished in fibre cement shiplap boards with a light brown stain finish to the sides and rear with feather-edge

untreated timber boards to the front elevation. The roof would consist of green mineral felt shingles.

Following a number of objections to the application, amended plans have been received which show the ridge of the roof reduced in height by 0.5m (to 3.3m high) and 'Sussex barn' half hips to the side gables. The footprint remains the same.

Consultations and Representations

Third Parties: 3 letters have been received from the residents of No's 63, 67and 71 Adur Avenue raising the following objections:-

- Height, design and appearance of building is invasive, intrusive and out of character with the area
- Building is too large and is an overdevelopment of the garden
- Positioned very close to boundaries
- Loss of light
- Will set a precedent
- Impact on property prices (NB. not of itself a valid planning consideration)

[The application has been 'called-in' by one of the Ward Councillors to be determined by the Planning Committee]

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are similar when considering ancillary outbuildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The store is not visible from the road or any public place and can only be seen from the neighbouring dwellings. It sits at the end of the garden, approximately 14-18m from the back of the neighbouring dwellings in Adur Avenue and 11m from those in Frampton Place. There are a number of trees in the garden of No.69 which help to partly screen the building, particularly from No.67 to the east, and it is considered that the reduction in the height of the building, together with the alterations to the roof design, will help to reduce the bulk and prominence of the building further.

The building, which replaces a smaller shed previously in the same position, is not considered to be excessively large or dominant in the garden. The dwelling enjoys a reasonably long garden and the store will not result in a sense of overdevelopment. It is considered that the building, as amended, would not detract from the character or appearance of the area.

Residential amenity

The building, being at the end of the garden, is not considered to result in any harm to residential amenity. Its position does not cause any loss of light or outlook to neighbouring occupiers in Adur Avenue. Furthermore, there is no storage space or windows within the roofspace that could result in overlooking of adjoining gardens. The eaves height, at 2.2m, is just higher than that of the boundary fence and, with the roof height reduced, it is not considered that refusal of the application on grounds that the building is intrusive or harmful to amenity is justified.

To the south, the nearest dwelling in Frampton Place is approximately 11m away. That dwelling is on lower ground and the occupiers will look out onto the roof of the store. However, with the reduction in height by 0.5m, the impact on their amenity is not considered to be harmful. Being directly to the north of Frampton Place, the building will not cause any loss of sunlight to the adjoining gardens.

Recommendation

APPROVE for the reason:-

Subject to its alteration as shown on the amended plan, the building does not result in unacceptable detriment to the amenities of neighbouring properties or to the visual amenities of the locality. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to:-

1. Within 2 months of the date of this permission, the roof of the garden store hereby approved shall be lowered and half hips added to each end of the roof, in accordance with Drg. No. 5657/10 Rev A date stamped received 11 October 2010.
2. This permission relates to the following approved plan date stamped received 11 October 2010:-
   Drawing No 5657/10 Rev A (Location Plan, Site Plan, Elevations and Floor Plan)

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