already expired

Application Number: ADC/0253/08 Recommendation – APPROVE

Site: 4 Lodge Court, Shoreham-by-Sea

Proposal: Detached double garage/garden store on west side

The Application

The application relates to a detached dwelling located at the southern end of a cul-de-sac within the built up area of Shoreham. Planning permission has been granted previously for a front and side extension (SU/56/96) to form a garage and kitchen. In 2007, permission was granted to construct a single storey extension at the rear of the garage and a two storey extension on the rear elevation of the house (ADC/0644/07).

This application seeks to convert the garage into a larger kitchen and to construct a new detached garage and garden store on the west side of the house. The existing driveway and part of the front lawn is to be removed and replaced with brick paving. The existing vehicular access is to remain unaltered.

The garage will measure 6.3m by 6.3m and 4m high with a hipped pitched roof. It will be of brick and tile construction to match the existing house. The garden store at the rear will measure 3.1m by 4.9m, although, being located on an angled boundary it narrows to 3.1m deep. The garden slopes to the west and the store will be 3.3m above ground level with a flat roof at its highest point.

Consultations and Representations

Third Party Representations – 1 letter received from the occupier of 6 Lodge Court stating no objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
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

The site is located within the built up area of Shoreham. Policy DEV1 of the West Sussex Structure Plan states that development should not be permitted unless it is of high quality and integrates with, or enhances, adjoining land-uses. Development should have regard to the local context including views into and out of the site and the use of materials and building styles.

Policy AH7 of the Adur District Local Plan requires extensions to be of a design and use of materials which are sympathetic to both the original dwelling and the area in general, while the proportion of the garden area taken up by the proposal should not be excessive having regard to the character of the area.

Visual amenity and character

The proposed building is to be sited forward and to the west of the main house. A number of conifer trees are to be removed from within the garden which will have some effect on the appearance of the street scene. However, they are not considered to be specimens worthy of a Tree Preservation Order.

Of greater importance to the street scene is a magnolia located within the garden of the neighbouring property, 5 Lodge Court. This partly overhangs the site and there was concern that it would be adversely affected by the proposed development. However, its position has been plotted on a block plan and the proposed garage is to be positioned outside of its crown spread. The magnolia will therefore remain and will help to soften views of the garage from the street.

The double garage, is quite wide and is to be sited forward of the main house. However, it is not considered that it will have an adverse visual impact. It will have a shallow pitched roof to keep its height down and its position within the plot means that its front elevation will not directly face out towards the road.

Residential amenity

The garage and store is to be sited on the eastern boundary of 5 Lodge Court, in a position forward of that property. However, it will be partly screened by the magnolia and other vegetation on the boundary and is angled away from the boundary. The siting of the garage will not have an adverse impact on the light or outlook for 5 Lodge Court and consequently will not result in a loss of residential amenity.

Recommendation

APPROVE for the reason

1PPi

Subject to the following conditions:

1. C1Ci
2. C12Eiv

3. C14Ai amended. This permission relates to the amended drawing no, 1255-1A received on 23 June 2008 and the amended block plan received on 17 July 2008 and not to the plans originally submitted. Reason – Policy AH7 and DEV1

Case Officer P Barnett

Date 17/7/08

17/7