Application Number: ADC/0039/08 **Recommendation – REFUSE**

Site: **41 Cokeham Lane, Sompting**

Proposal: **(Retrospective) Car port (for car/caravan) in replacement of garage/store**

The Application

41 Cokeham Lane is an end of terrace property located on a corner plot. The property has vehicular access to the rear garden where there was formerly a garage. This has been demolished and a carport erected in its place, described as being used to store a car and/or caravan. The structure is timber framed with timber doors and a curved polycarbonate sheet roof with timber battens. It is sited immediately adjacent to the pavement on the northern boundary of the property and measures 3.6m wide at its widest point, 8m deep and 3.1m high. It has been constructed against the northern boundary wall and there is a section of trellis infill between the top of the wall and the roof of the carport, which rises 1.3m above the wall. It is open to the garden on the south elevation.

The garden of no.41 is screened by a fence on top of a low wall running along the side (west) boundary.

The car port is separated from the bungalow to the north, 39 Cokeham Lane, by a passageway giving access to the rear of no. 43 and the driveway to no.39.

Consultations and Representations

County Transport Planning Services – There is no apparent visibility issue at the point of access onto Cokeham Lane. There is a low risk of highway safety issues with this proposal.

Sompting Parish Council – Object to the materials of the roof of this development as they are felt to be unsympathetic to the surrounding properties

Third Parties – 2 letters of objection received (from the occupiers of 39 Cokeham Lane and 10 Lotts Lane).

The grounds for objection are as follows:

- The building is too tall and long
- It has never been used for the parking of vehicles or caravan storage
- Cars are still parked on the street
- Out of keeping with the street

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, CH1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7

Planning Assessment

Policies

The site is located within the built up area of Sompting. 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

The height, design and use of materials are not considered to be appropriate for the area. The polycarbonate roofing, in particular, rises above the wall and fence and is a prominent feature in the streetscape, being located immediately adjacent to the pavement. It is of an incongruous design and appearance, using unsympathetic materials, and detracts from the visual amenity of the street scene. The present roof should be removed and replaced with a less intrusive roof at a lower height, which is more appropriate for a carport design.

The need for a roof of this type and height is not considered to be justified, particularly as it appears that the area under the 'carport' is used as a covered sitting area/patio rather than for the storage of any high-sided vehicle.

Residential amenity

The structure does run along the rear boundary of the property and covers a relatively large area of the garden. However, it does replace a former garage on the same site and is open-sided, allowing it to be used as a sitting area as at present. Consequently, there has been no significant diminution of the usable rear garden area and the proposal does not conflict with the Council's DC Standard.

The structure has no significant impact on the residential amenities of neighbouring occupiers in terms of light loss, but it does have a slightly overbearing effect on the neighbouring property in the terrace, no 43, which

has a narrower rear garden than its neighbours. However, it is not considered to be sufficiently detrimental to residential amenity as to warrant refusal on this ground.

Recommendation

REFUSE for reason that:-

The structure, by reason of its siting, height, design and inappropriate use of materials, forms an obtrusive and incongruous feature that is visually out of keeping with, and detrimental to, the character and appearance of the street-scene, thereby conflicting with Policies CH1 and DEV1 of the West Sussex Structure Plan and Policies AG1 and AH7 of the Adur District Local Plan

Case Officer P. Barnett ..... Date 21/2/08

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