Expiry Date - 25/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0461/10 Recommendation – Permit

Site: Car Parking Space Rear 27 Buckingham Road Shoreham-by-Sea West Sussex

Proposal: Flat-roofed prefabricated double garage at rear

The Application

Permission is sought for the erection of a pair of single garages located within a parking and garaged area at the rear (west) of No's 27 & 29 Buckingham Avenue and to the rear (east) of No's 1-4 Stockwell House, Queens Place.

The garages themselves would be located directly behind No.27 Buckingham Road, and they would be of a pre-cast, coloured aggregate finish construction, with a galvanised corrugated steel roof, with painted white steel up-and-over doors. They would be 5.1m wide, by 4.9m deep, by 2.15m in height.

Within the compound are 5 other single garages, two adjacent to the west, and three opposite to the north. These garages are brick built with corrugated roofs. No.27 to the east is a three-storey Victorian former house fronting Buckingham Road, this has been split into offices. No. 29 is a more modern building, also three storeys split into three flats. To the west is a two-storey block of four flats fronting Queens place. To the south is a screen wall approximately 2.2m in height which runs from the rear of No. 25 Buckingham Road, west to the rear of No.30 Queens Place.

Consultations and Representations

Third Parties: There are no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
The main concerns would be the effects on the appearance of the street and on the residential amenity of the neighbouring dwellings.

Policy AH7 of the Local Plan 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 and accord with the Council's DC standards.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that detached garages where clearly visible from the public highway should also usually reflect the style and character of the dwelling and not be excessive in scale. Flat roofs for prefabricated non-matching garages may be acceptable in positions more concealed from public view.

Visual amenity
The proposed pre-fabricated garages will be of a similar scale to those which are currently located to the west and north of the site. It is not considered that they will appear unsympathetic or out of keeping in design or visual appearance due to the proposed location and the screening provided by their immediate surroundings. The site itself is well screened from public view by two and three-storey buildings and it is therefore considered that the pre-fabricated, flat roofed design of the garages would have limited impact on the visual amenity of the wider public area.

Residential amenity
The garages themselves are relatively modest in the context of their surroundings, with their height being only 1.98m and the length being no more than the neighbouring garage. The outlook from the nearest affected neighbour would be that of the offices at No.27, directly to the east. Although the garages would be 6.8m from the rear of the building as opposed to the 12.2m of the exiting garages it is not considered that the outlook from the offices would be compromised to an extent that would require refusal. It is considered that there would not be any impact on light or privacy to the surrounding residential dwellings.

Use of the garages
The applicant has stated that the garages will be used for residential purposes, most likely to residents in the near vicinity, however no actual end user has been indicated, and the site itself is not attached to any of the adjacent residential or commercial properties. There is a slight concern that the garages could be used for a more commercial or intensive use that would cause disturbance to the surrounding residential area. It is therefore considered that a relevant condition restricting the use as private domestic garages is warranted.

Recommendation

APPROVE for reason that :-

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1. C1Ci
2. C8Fii – amended
   …. for the parking of vehicles and cycles only and for no other purposes.
   Reason: *In the interests of residential amenity…etc*
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan; 1:50 floor block plan; and manufacturers 1:50 specification elevations and floor plan drawings ref – 105124 received 30 November 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date