Development Control – Delegated Officer Report

Application Number: ADC/0401/09 **Recommendation – Permit Application**

Site: **2 Havenside Shoreham-by-Sea West Sussex BN43 5LN**

Proposal: **Car port to side (retrospective)**

The Application

The application site is a detached chalet bungalow on a corner plot in the built up area of Shoreham Beach. Havenside is to the north of the site and Mardyke to the west. As existing the bungalow has a rear flat roof dormer with south facing balcony, consent was granted for the balcony under ADC/0248/06. There is also a shed in the rear garden and single storey flat roof rear extension.

Retrospective permission is sought for a car port to the west side of the building attached to the side of the bungalow. The structure is open on three sides with a wooden solid gate to the front. It is white uPVC with a transparent roof, 3.6 metres in width, 5.1 metres in length and 2.2 metres high.

The applicant has stated that the car port is required to provide a shaded area adjacent to the bungalow for grandchildren to play under in the summer and in the winter it will be used to park a camper van which would otherwise be parked in the driveway.

Consultations and Representations

Third Parties: **-** 1 letter of objection from owner/occupier of 25 Kings Walk raising the following issues: -

- The application is retrospective
- The appearance of the lean to structure is out of proportion and does little to complement the character of the bungalow.
- Main concern is the amount of inappropriate infilling on the beach, where small dwellings are increased in size or replaced.
- Roads have become busier and potentially dangerous.

1 letter has been received from the owner/occupier of 1 Havenside stating that they have no objection.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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 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 the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity.

Residential Amenity

The car port can be seen from the surrounding neighbouring properties to the north in Havenside, south in Kings Walk and west in Mardyke. The nearest property is to the west, no. 2 Mardyke, this property fronts onto the side elevation of the car port and is at a distance of approximately 21 metres. There is a side boundary wall adjacent to the pavement which is approximately 1.8 metres in height. The roof of the car port is visible above the boundary wall however the structure does not result in any impact on the residential amenities of the occupiers of the surrounding dwellings with regards to loss of light or overbearing impact.

The proposed use of the structure is consistent with the domestic character of the locality there is no additional noise, disturbance or traffic created.

Visual Amenity

As stated above the bungalow is on a corner plot therefore the car port structure is clearly visible within the street scene. The car port roof is visible to the side above the existing boundary wall and from the front. However it is not considered that the visual impact on the character and appearance of the street scene and surrounding locality will have an adverse impact in this case that is such to warrant a refusal.

Recommendation

APPROVE for reason that :- 1PPi

1. The car port hereby permitted shall be used for private domestic use ancillary to 2 Havenside and for no other use without prior consent from the LPA.
   Reason: - In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.

PB 12/11

Case Officer.. [redacted] ate.....12/11/09.....

Planning Serv [redacted] ate.....16/11/09.....

Chair of Plann [redacted] Date..07/12/09.....