Application Number: ADC/0066/08 **Recommendation – APPROVE**

Site: **10 Downland Close, Southwick BN42 4RH**

Proposal: **Porch and attached garage on north side (existing garage removed)**

The Application

The application site is the northern half of a pair of semi-detached houses located on the east side of this cul-de-sac which rises uphill. The house has a large two-storey flat-roofed rear extension (SW/21/83) and a large rear garden with a detached garage sited abutting the northern side boundary.
To the north, No.12 has a recently-built detached dwelling in its rear garden accessed by a driveway that adjoins No.10 but on marginally higher ground. Following two previous refusals (SW/64/04 and SW/6/05), the garage of No.12 which had a room in its roof (adjacent to the garage of No.10) was converted into a detached one- bedroom annexe to No.12 in 2005 which is now called No.12B (SW/25/05).

The present application seeks permission to remove the existing garage of No.10 and erect a new flat-roofed garage 7.5 metres further forward along the common boundary with No.12 and its annexe No.12b. The garage would, due to the shape of the plot, be irregular in floorplan with a length of 9m-10.5m and a width of 2.7m-6.3m. The front garage door would adjoin a new side porch to the host dwelling. The garage would be 2.5 metres in height and have rear and south-side facing fenestration at the rear.

Consultations and Representations

Third Parties: The owner of No's 12, 12A and 12B 'The Annexe' has sent a letter objecting on grounds that the proposal would prove detrimental to the light in the hallway of No.12, as well as the light reaching the front bay window and lounge area of 12B The Annexe. He is also concerned as to the impact the proposed foundations would have on the shared driveway to all three buildings.
[NB: the resident of No.12A (who also owns No's 12 and 12B 'The Annexe')requests to speak at the Committee meeting]

Relevant Planning Policies and Guidance

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

Adopted 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

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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. DC Standard No.3 'Extensions and Alterations to Dwellings' states that garages attached to dwellings should be in sympathy with the design and scale of the dwelling concerned.

Visual amenity

The current garage is set back on the northern boundary and is of poor quality construction. The proposal will bring the garage forward by 7.5 metres along this boundary to approximately midway along the side elevation of No.10. It will be flat roofed and completed in matching brickwork to the main dwelling. A small brick porch will be added to the front connecting the front of the garage with the property's main front entrance on the northern side elevation. Within the streetscene, the garage will be set back from the front elevation by 4 metres and not appear out of keeping with the main dwelling or the area. It will partially obscure visibility of No.12b 'The Annexe' but this former garage is already set far back in relation to the main houses.

Residential amenity

The principal consideration is the impact the garage will have on the residential amenities of the neighbouring house to the north No.12 and also on No.12b 'The Annexe'. The owner of both buildings has stated that the garage will block light to the south side entrance hall to No.12 as well as to the main living area of No.12b 'The Annexe'. Following a site visit, it is evident that both these buildings sit on ground approximately 0.5 metre higher than No.10 with, in the case of No.12, a 6 metre wide separation from the boundary with No.10. It is considered that the combination of this separation and height difference, with the proposed 2.5 metre high garage sitting on lower ground, is such that there will be a negligible impact on light reaching the hallway of No.12.

With regard to No.12b 'The Annexe', this abuts the common boundary with an outlook facing southwestwards down the driveways towards the 6m wide gap

between the two houses No's 10 and 12. The boundary between the driveways is currently a low wall. The latter could be raised to a maximum 2 metre high fence or wall under 'permitted development rights' and, in fact, the approved plans for The Annexe showed a 1.8 metre high wall along this boundary forward of the unit that was never fully implemented. Planning approval for The Annexe was only given on the basis that it would share the facilities with No.12 as it was unsuitable as an independent dwelling.

The proposed garage would project 11m forward of the front of The Annexe, as compared to the current 3.5m. However, as it is on lower ground and not of excessive height, it is considered that it would not prevent light from reaching the front bay window of The Annexe and would only reduce its already limited outlook by a degree that is not considered significant enough to warrant refusal of this application. This proposal is thus not considered to conflict materially with policies AH7 or DEV1.

Parking and access

The garage will be accessed from the existing crossover and driveway. Although brought forward by 7.5 metre, the new garage would not result reduce the hardstanding space in front to an unacceptable degree. This space would still be sufficient for two cars in addition to those inside the garage.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of The Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (Materials to match existing house)
3. C18E3 (No windows in north side without permission)

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