Statement of Case for:

Side garage extension at 2 Beach Green, Shoreham-By-Sea, West Sussex, BN43 5YG on behalf of Mr Peter Orman.



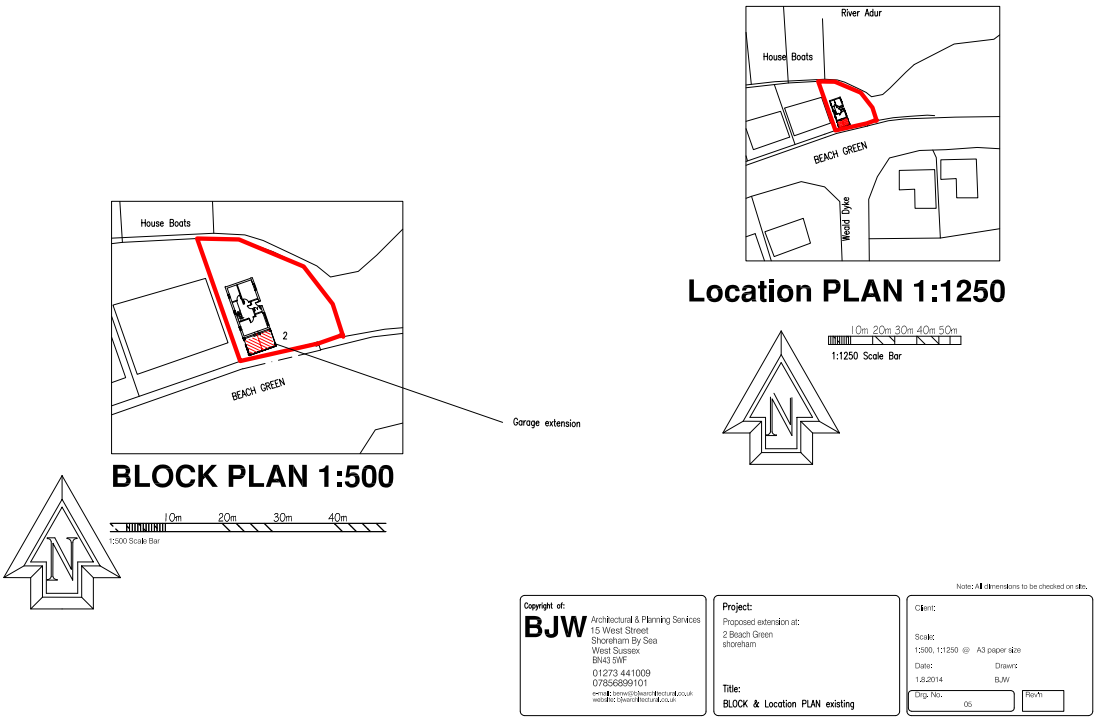
LPA's Ref: AWDM/0204/15

25 April 2015

Nigel Locke Planning Consultant F.P.C.S.
The Office
129 Tarring Road
Worthing
West Sussex
BN11 4HE

T: 0845 5196131
M: 07500 657642
E: nigeljlocke@gmail.com
W: www.nigellockeplanning.vpweb.co.uk

The Site and its Surroundings



The property comprises a detached three storey house situated in an established residential area of Shoreham Beach.

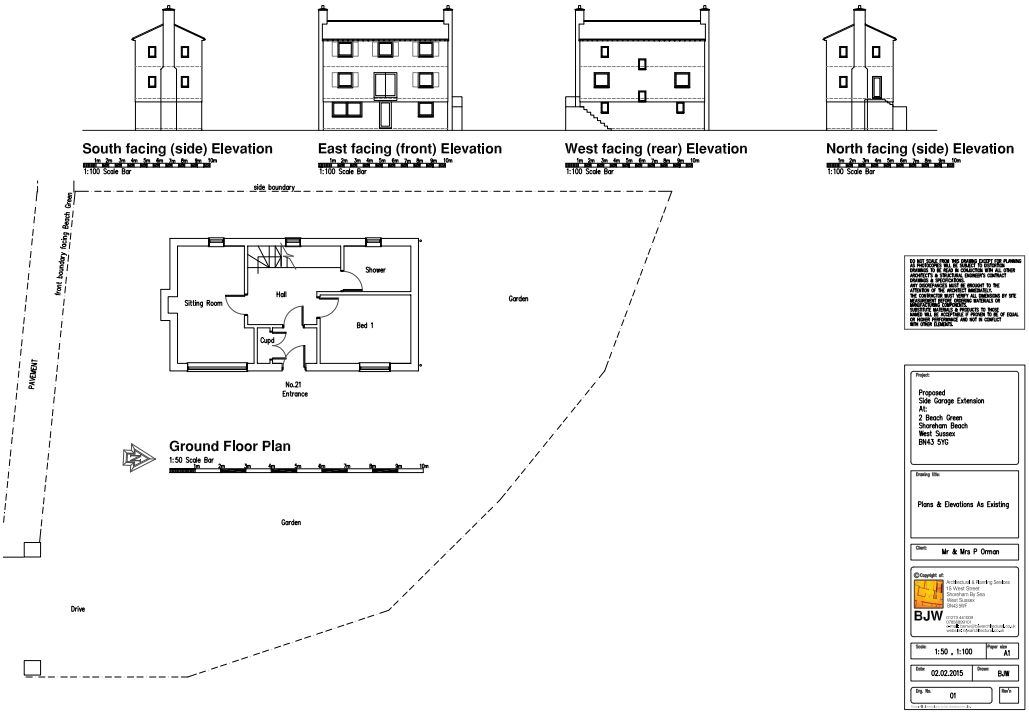
The house is sited side on to the road and has white rendered upper elevations and ground floor elevations in brickwork. It occupies a good sized plot with garden areas to the east and north and space between the southern side wall and street boundary for the erection of a single garage as proposed, which leaves adequate garden and amenity space with the property.

It is situated in an accessible and sustainable location within the existing built up area of Shoreham Beach within walking distance of local shopping parades and bus services linking Brighton to the east and Worthing to the west. It is within a short walking distance of the river bridge linking to Shoreham town centre and railway station.

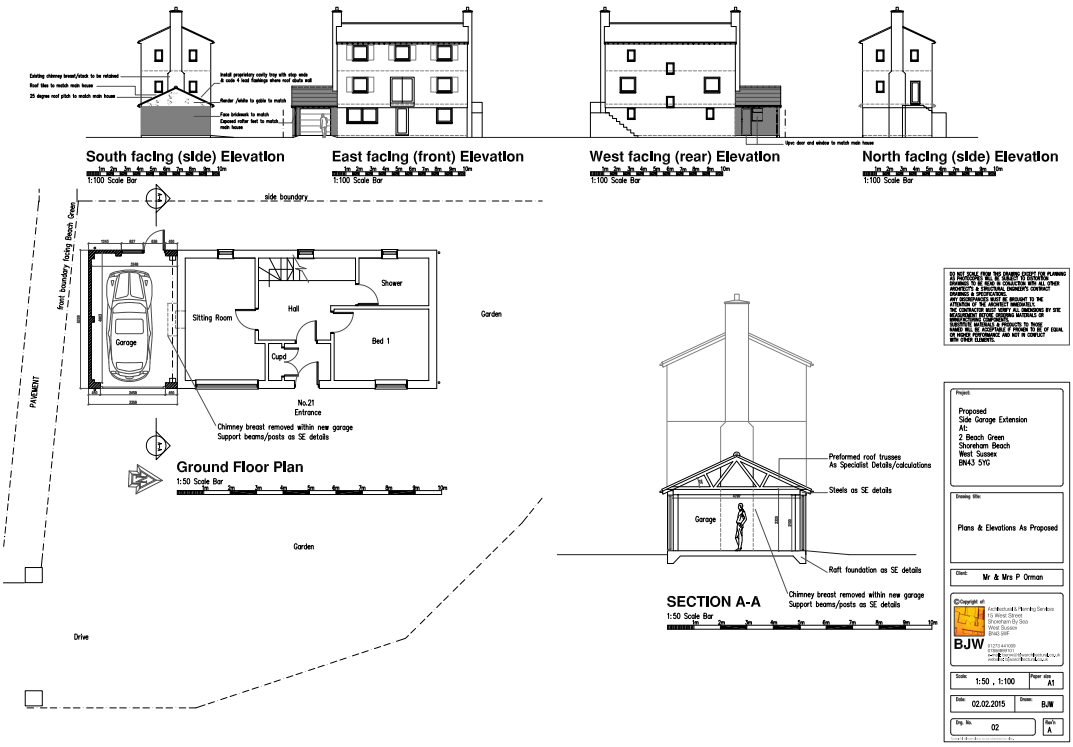
The Proposal

Is for a single storey extension to the south elevation to provide a garage.

The only alteration to the existing side elevation will be the removal of the chimney breast at ground floor level. The garage as shown on the application drawings will be attached to the southern side elevation of the property and will be built in a style and of materials to match the host property.



Existing Plans



Reasons for Refusal

I would like to comment upon the Local Planning Authority's reasons for refusal as follows.

The proposed garage, by reason of its size, form, and forward siting at the southern boundary would introduce an unduly obtrusive form of development that would be out of keeping with and harmful to the street scene and would detract to an unacceptable extent from the visual amenities of the locality thereby conflicting with the saved policies of the Adur District Local Plan (AG1, AH7).

With regard to the size and form of the proposed garage this will measure 3.3 metres by 5.2 metres externally with a pitched roof with the ridge height at 3.7 metres. This is the size of a normal single garage. The pitched roof will run front to back so that the side elevation facing the street will have the gable end facing therefore minimising its visual appearance from the streetscene.

The property comprises a detached three storey house with elevations side onto the road. The upper two stories are rendered with the ground floor being in brickwork. It is therefore proposed to construct the garage in matching facing brickwork to the existing property with a rendered white gable again to match the first and second floor elevations.

The roof will have a similar shallow pitch at 25 degrees again to match the host property. The garage has been well designed in both styles and materials to blend with the existing property and appear subservient to it.

At present the side elevation fronting onto Beach Green provides a fairly stark elevation with little architectural features. It is considered therefore that the garage with its brick, rendered and tile elevations and shallow pitched roof will make the side elevation more visually attractive when viewed from Beach Green. It should be noted however that the existing ground floor level is below the road level and as can be seen from the photograph below the fence and established shrubbery behind it but screens the ground floor elevation well from Beach Green.

This fence and vegetation will be kept in place and therefore the garage will be hardly visible when viewed from Beach Green, therefore it is considered that the proposal will have no adverse effect on the streetscene or the character of the area in general.



A suitably worded planning condition could be applied to ensure that the existing screening levels remain.

With regard to its siting whilst this is in front of the existing building line there is a considerable variation in building form, mass and styling to this part of Beach Green and its continuation road Riverside. There is no consistent pattern of development and the architectural characteristics of nearby property are full of variety with no consistent form or style.

To the west of the site is a three storey block of flats and to the east there is a vacant area of land and beyond that there are garage block buildings that relate to

the townhouses in Riverside. These are built side on immediately to the edge of the footpath.

The National Planning Policy Framework states that planning should not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives and this part of the *'Core Planning Principles'* of the NPPF. It also states in paragraph 61 that although visual appearance are important factors securing high quality and inclusive design goes beyond aesthetic considerations. Paragraph 58 states that planning decisions should aim to ensure that developments optimise the potential of the site to accommodate development. I will expand on relevant NPPF policies under the next section of this statement *'Planning Policies'*.

With regard to the proposal's effect upon neighbour amenity the planning officer's delegated report states as follows:

"The garage will not be for general habitation and would have no windows that would directly overlook any neighbouring property and therefore would cause no material harm to privacy and would not be of a scale as to shadow or impair outlook to any serious degree."

Planning Policies

In their decision notice Adur District Council state that the proposal would be contrary to saved policies AG1 and AH7 of the Adur District Local Plan and I would therefore like to comment upon these as follows.

Policy AG1: Built Up Area

This policy states that the built-up area boundary is shown upon the Proposals Map, which distinguishes between the countryside and coastal beaches in the District and the principal existing or potential built-up area.

Within the boundary, development will normally be permitted, subject to other policies in this Local Plan and to it not detracting from the existing local urban environment.

The property is situated within the existing built up area of Shoreham Beach where the principle of development is acceptable and the planning officer's delegated report states that there is no objection in principle to the proposed development, which involves an extension to an existing dwelling house.

I have set out in this statement above under the heading *'Reasons for Refusal'* why I consider that not only will the proposal not detract from the streetscene or the character of the area but it will in fact make a positive contribution to improve it, although it must be born in mind that because of the lower ground level and the existing boundary screening it will not be visually very dominant in the streetscene.

Policy AH7: Extensions and Alterations

This policy states that extensions and alterations to existing houses and bungalows will be expected to be designed so that:-

(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;

(b) design and materials are sympathetic to both the original dwelling and the area in general;

(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;

(d) access and car parking provision is acceptable under Policy AT12, and

(e) it accords with the standards adopted by the District Planning Authority.

As confirmed in the planning officer's report the proposal will not have an adverse effect upon neighbour amenity. There will be no overshadowing or overbearing presence to nearby properties by virtue of this proposal.

The design of the garage with a 25 degree pitched roof to match the existing house with external materials to match the host property. It will harmonise well with the existing elevations and blend into the streetscene.

The proposal will provide secure off road parking facilities to benefit the property.

The National Planning Policy Framework

At the present time the emerging new Adur Local Plan has not been adopted and the existing plan dates back to 1996. It is therefore considered that the NPPF is a material consideration and more relevant to the application than local plan policies as paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites.

I therefore set out below what I consider to be the policies contained in the NPPF relevant to this application.

Core Planning Principles

Paragraph 17 states that planning should:

- *Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*

- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*

Section 6: Delivering a Wide Choice of High Quality Homes

Paragraph 49 states housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including buildings, public and private spaces and wider area development schemes.

Paragraph 58 states decisions should aim to ensure that developments:

- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*

- *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*

- *Are visually attractive as a result of good architecture and appropriate landscaping.*

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing high quality and inclusive design goes beyond aesthetic considerations.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

In this case the proposal will make efficient and effective use of space at the side of the property to provide secure off road garaging.

The property is in a sustainable location close to all local amenities and transport links. The construction will be to modern building methods and there will be no demolition works involved therefore minimising site waste.

Conclusion

The appellant's grounds of appeal and rebuttal of the council's reasons for refusal are as follows.

- ✓ The design conforms well to relevant local and national planning policies.
- ✓ There will be no adverse effect upon neighbour amenity as confirmed in the planning officer's report.
- ✓ There is a great variety in building form, mass and styling and no consistent pattern of development in this area.
- ✓ Garage buildings to the east of the site are built directly side on to the public footpath.
- ✓ The boundary screening will remain so that the garage building will not be highly visible in the streetscene.

I would respectfully ask the Inspector to allow the appeal.