Expiry Date – extension of time agreed

Development Management – Delegated Officer Report

Application Number: AWDM/1234/17 Recommendation – APPROVE

Site: The Boat House, Shopsdam Road, Lancing

Proposal: Retention of two detached outbuildings each with verandah on north and south sides of rear garden (retrospective). Building to the north to remain in current position with artificial grass roof covering proposed and Bamboo screening on the north side of the building.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18th September 2017

Site, Surroundings and Proposal

The application site relates to The Boat House, a two storey dwelling with rooms in the roof served by a dormer extension to the rear. There is an existing first floor extension and balcony. There is a significant drop in levels from Shopsdam Road at the front to the rear of the site. Works have recently commenced for the permitted AWDM/0937/17 as detailed below.

Retrospective consent has been sought for two outbuildings that have been constructed within the rear garden of the application site. The rear garden is large, widening to the rear boundary. The two buildings are of matching design with mono-pitch roofs and a front verandah to each. They are of wooden construction with felt roofs. The buildings are used ancillary to the main dwelling as a hobbies/garden room/storage area.

Planning permission is required here as the buildings both have verandahs and exceed 2.5 metres height and are within 2 metres of the boundary of the site. The applicants could move both buildings in from the boundary by 2 metres and remove the verandahs and the buildings would then benefit from permitted development rights. This must be of consideration here in the determination of this application.

Relevant Planning History

L/213/04/TP – Enlarged replacement rear dormer with balustrade, first floor rear balcony.

AWDM/0937/17 – Ground floor rear extension over existing lower ground floor with balcony above at first floor level and glass privacy screens.

Consultations

None received.

Representations

1 email representation from the owner/occupier of The Old Lifeboat House, Shopsdam Road – I have no objection to the outbuilding on south side of the rear of The Boat House it runs on the north side of my garden and does not cause me or my neighbours any concern.

2 Letter representations received from the owner/occupier of Flat 1 Pebble View, 62 Brighton Road, Lancing. The following concerns are raised: -

The Boat House has flooded on several occasions since 1996. This is highlighted by the EA flooding area.

The previous owners put a layer of car tyres and covered them with rubble to try and avoid flooding which has not been the case. Pebble View is outside the flood risk area.

The north chalet has been placed very close to the boundary wall at Pebble View and takes over the length of the terrace at Flat 1 blocking light onto this area.

My understanding is that they intend to use this chalet on the north if their garden for their grandchildren when they visit for a play area. This could create unacceptable noise coming from the chalet, the terrace at Flat 1 is a space for relaxing.

These chalets are huge and dominate their garden and the area around them. Pebble View residents look directly out on to them.

From the lounge room at Flat 1 to avoid having to look directly at the dull grey roof I have spent over £100 putting large planters on the balcony (I am aware that this has been my choice)

Looking out from the two bedrooms at Flat 1 again you are faced with the huge grey roof dominating the area.

The gardens in this area around Pebble View that reach directly down to the seaside path walk are simple and the two large chalets are not in keeping with the simplicity of the area.

Lancing Parish Council: - No objection

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity. As stated above retrospective consent is sought here. Originally the plans showed the northern building to be set in from the boundary by 2 metres. Subsequently, following consideration of the impact currently and proposed amended plans have been received showing both buildings to remain as currently positioned on site. It is proposed that the building on the northern side of the site is to have artificial grass installed on the roof and a Bamboo screen is proposed to the northern side of the northern building. The application is determined in accordance with these amended, additional proposals.

Residential Amenity

The main properties to be affected by the outbuildings are those directly to the north and south, Pebble View (1-5) flats and The Old Lifeboat House. Although the building to the south is in close proximity to the boundary with The Old Life Boat House it is not considered that it will have any significant, adverse impact upon the residential amenities of the adjacent dwelling. It is not considered to be overbearing or restrict outlook or light significantly in this case, this is subject to the safeguarding conditions attached below. The occupier has expressed no concerns.

Due to the properties to the north being flats combined with the limited amenity space provision, proximity of the building to the boundary and scale of the building it is considered that the northern building is unneighbourly and an alien feature when viewed from the affected, adjacent Flat 1 Pebble View. The main concern is considered to be the visual impact of the expanse of grey roof in close proximity to south facing windows from the flat. Also the loss of light and overbearing impact that has occurred in relation to the ground floor external amenity space which the full width of the outbuilding abuts, at a greater height than the existing boundary wall. This space, prior to the outbuilding being erected is limited in area, outlook and light yet the outbuilding further compounds this, representing a highly unneighbourly form of development.

Consideration was given here to the ‘fall back’, i.e. what could be carried out here as permitted development. If consent were refused the applicant would have the option of moving this building 2 metres from the boundary and removing the verandah. Although this may partially improve the impact upon the external terrace, the outlook from the flat would be worsened by the increased visual expanse of grey felt roof in such close proximity, due to the building being shunted forwards and therefore more visually prominent when viewed for Flat 1. Also if the application were to be refused the building could be used ancillary to the main dwelling yet it could be modified, altered and further permitted development works carried out which could result in activities and development that could be further to the detriment of the residential amenities of the adjacent occupiers.

It is therefore considered, on balance that the buildings as existing on site could be supported on the basis that visual improvements and safeguarding conditions could be imposed to improve the current situation. Although a compromise and with its limitations it is felt there would be improvement here for the neighbour whilst allowing the buildings to remain and function as intended by the applicant.

Consideration was given to various options of roof covering to improve the harsh visual impact of this large expanse. Sedum was the preferred solution however the applicant advised that the building was not substantial enough to hold such a structure with associated soil and planting. The objector and applicant considered that artificial turf would be an acceptable solution giving a green roof to the building. The applicants have agreed to this and a condition is attached below. It is proposed that works are to be carried out in drier weather to allow for the works to be completed satisfactorily. To further soften the impact some screening was suggested to the rear of the building adjacent to the external patio at Flat 1. Bamboo is proposed, also as agreed by the applicant. This must be carried out when the weather is frost free for optimum results and therefore the applicant has advised that these works will be carried out in April. A condition below ensures this with details of the size of plants to be used.

Conditions have also been attached relating to the use of the buildings and restricting further openings; this is to safeguard adjacent neighbours from any additional activity that may occur as a result of the outbuildings. Due to the very close proximity of the northern building it is considered to be justified to restrict the use of the building to daytime only. There is no evidence that the building is sound insulated therefore noise could directly impact the adjacent neighbour.

Visual Amenity

The buildings are visible in distant views from the seafront area yet are not, within the context of the surrounding built environment and large plot considered to be visually detrimental within the wider locality. The main visual amenity issues are discussed above in relation to the directly affected neighbour.

Recommendation APPROVE subject to the following conditions:

1. The two outbuilding hereby permitted shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse The Boat House and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen) including occasional over night sleeping accommodation. The northern most outbuilding shall be for daytime use only between the hours of 8am and 11pm only.

2. The artificial grass roof covering ‘Yorkshire Dales’ shall be installed in line with the manufacturers instructions by 31st March 2018 at the latest and shall be maintained, cleaned and replaced if necessary to remain at all times of a satisfactory finish and appearance. The roof covering shall be in accordance with details contained within the email from the applicant dated 15th Dec 2017 and the additional, approved plans showing details of the grass and artists impression of the final result.

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than those shown on the approved plans as existing on site January 2018) shall be formed in either of the outbuildings hereby permitted.

4.A planted Bamboo screen shall be installed along the entire rear (north) elevation of the northern building. Planting shall be completed by 30th April 2018 at the latest and each plant shall be a minimum of 2.5 metres in height. Any damaged or dying plants shall be replaced within the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

5. Approved plans

Informative

1. Proactive with amendments

Is recommendation contrary to any representations? Y

Case Officer **signed:** Hannah Barker **Date:** 30th January 2018

Authorised and signed by: Peter Barnett **Date:** 31 January 2018