Development Management - Delegated Officer Report

Application Number: AWDM/1391/20 Recommendation – REFUSAL

Site: 22 Downside, Shoreham-By-Sea

Proposal: Proposed replacement garage to rear garden (existing garage already removed)

Date of site visit: 6th July 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located on the north side of Shoreham to the south of the A27. The site as existing comprises of a bungalow on a corner plot with Downside to the south and Tottington Way to the west. The ground level rises significantly to the rear of the site. The side of the site is enclosed by a close boarded fence with gates onto Tottington Way. Consent was refused in August 2020 for a detached double garage with a pitched roof with storage area at first floor level. The garage proposed was 7.2 metres wide and 7.5 metres deep and was 4.6 metres high. It was to be positioned adjacent to the rear boundary of the site set forward, closer to the highway than the neighbouring property to the north.

The current application is a variation to the previous proposal. It shows the same proposed garage building set 3 metres south of the north boundary and sunken into the ground. The applicant's agent has submitted a street scene drawing to show the view of the proposed garage within the context of the street, showing the boundary hedge offering some screening.

The area is characterised mainly by bungalows many of which have been extended some with roof extensions, although these are mainly in Downside.

Relevant Planning History

ADC/0653/07 – West Side Extension.

ADC/0338/09 – Two/three bedroom dwelling (Eco House) at rear (fronting Tottington Way) incorporating existing garage structure. Refused and Dismissed at Appeal.

AWDM/1188/19 – Proposed detached two bedroom bungalow with new vehicular access and hard surfacing. Refused and Dismissed at Appeal.

AWDM/0881/20 - Proposed detached pitched roof garage in rear garden with storage area at first floor level.

Representations

Representation received from owner/occupier of no. 1 Tottington Way: -

- The application is misleading
- The application states that new vehicular access is no required. However, vehicular access was blocked to the old garage when the property was extended about 5 years ago.
- The applicant has made a gate in his fence opening onto Tottington Way that he uses to drive vehicles across the pavement, this is neither safe nor an approved method of vehicular access.
- The block plan does not show that the property was extended about 5 years ago, blocking access to the old garage from Downside.
- I object to this application because, the proposed building looks like and is the size of a two storey house.
- It is outside the building line and has a high roof line compare to the single storey bungalows in Tottington Way.
- Accessing the garage would involve driving over the pavement without a dropped kerb. The application does not include a new vehicular access this building could not be used as a garage. Therefore may be used or other purposes such as a habitable dwelling.
- If approved would set a precedent for a similar development to the rear of 28 Downside.

Representation received from owner/occupier of no. 2 Tottington Way: -

- Following the two previous planning applications being rejected I am nervous that this structure is being built to be converted to residential.
- There or errors and omissions on the drawings. The buildings on the site are incorrectly shown.
- The street plan is misleading.
- The size is excessive.
- Garage is visually intrusive and will change the character of the road and result in loss of light.
- The garage does not follow the building line.
- Sets a precedent.
- Existing garage already removed.
- No material changes which would render the Council's original decision as invalid, it is essentially the same application.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Despite efforts by the applicant's agent to lower the height of the structure by reducing ground level, the garage will still be visible within the street scene, it remains a large structure and the first floor window and roof will be visible. This remains a prominent site with a large structure proposed. The building has been shown to be sited 3 metres to the south yet it still remains closer to the highway than the bungalow to the north. As with the previous refused application this will give rise to a large and prominent building which will dominate the street scene. It is acknowledged that the reduction in height is an improvement to the previous proposal however it does not overcome the previous reason for refusal in this case. When approaching the site from the north the roof slope, set forward of the adjacent bungalow will be clearly visible and prominent within the street scene.

As previously considered this building is therefore overdevelopment of the site and will give rise to a detrimental impact upon the character and appearance and layout of the existing street scene. This building does not appear in the street scene as an ancillary domestic outbuilding due to its scale and siting, despite the changes proposed. The first floor storage area, separate access and distant position from the house give rise to concerns that it could easily be divided from the main house and provided with its own curtilage in the future. It will result in the excessive development of the existing garden land at this property which as existing contributes to the character of this area. Any development such as this at no. 22 will set a precedent for similar development at no. 28 opposite which would in turn result in further harmful development.

Residential amenity

As stated above the building is set forward of no. 2 Tottington Way to the north, in addition despite the changes the building will be visible from other properties in Tottington Way. However as was the case with the proposed dwelling as referred to above, there is some spacing between the bungalow to the north and the garage therefore it is not considered that there will be any significant impact in terms of residential amenity. A reason for refusal cannot be warranted on this ground.

Recommendation

REFUSE

1. The proposed garage by means of its size and scale, and its position forward of the bungalows to the north, would represent a prominent and incongruous feature within the street scene. It would therefore be detrimental to the visual amenities and residential environment of the locality and, if permitted, would set a precedent for further similar proposals related to other dwellings in the road, the cumulative effect of which would be to harm the character and

appearance of the area, contrary to the policy 15 of the Adur Local Plan and the NPPF.

Is recommendation contrary to letter(s) of representation? N

1. Refusal with discussion

Case Officer: Hannah Barker Date: 22nd October 2020

Authorised by: Peter Barnett Date: 22 October 2020