Application Number: ADC/0306/08 Recommendation - APPROVE

Site: Chesil House, West Beach, Shoreham-by-Sea BN43 5LF

Proposal: 2 garden stores (one in each rear garden of 2 new houses) (part retrospective)

The Application

The redevelopment of this site with two three-storey detached houses ('eco-homes') is currently nearing completion following the granting of permission in October 2007 (ADC/0481/07).

Retrospective planning permission is sought for two garden stores, one to be sited in each of the rear gardens of the two new properties. Permission is required as a result of a condition attached to the original permission for the two dwellings: -

> 'Notwithstanding the provisions of the Town and County Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or any incidental buildings (exceeding 10 cubic metres in volume) erected within their curtilages unless permission is granted by the Local Planning Authority on an application in that behalf.'

The garden buildings each differ in design and scale but both to be cedar clad. It is stated that they will be used for the storage of bikes and garden equipment.

The building to the rear of Mirage, the most westerly house, adjacent to Beggar's Roost has an 'L' shape footprint and is built up to the boundary with the adjacent property. The maximum length and width of the store is 4.1 metres, with a floor area of 12.6sqm. The maximum height as shown on the drawing is 2.6 metres and the building has a flat roof.

The building to the rear of Chesil House, the house to the east, adjacent to the boundary of West House is rectangular in footprint with a sloping roof, 5.2 metres in width and 1.5 metres in depth. The maximum height as shown on the plans is with a sloping roof 2.6 metres reducing to 2.1 metres.

Consultations and Representations

Third Parties : A letter of objection has been received from the resident of 'Beggars Roost', to the west of the site, objecting on the following grounds: -

- The buildings exceed that of a small shed.
- The dimensions and calculations shown on some of the drawings submitted are incorrect.
- The gardens may not remain sufficient in size.
- It is an imposing structure above boundary wall.
- Any guttering will overhang the boundary.
- Plans state that the sheds will be clad in cedar, the houses are clad in artificial materials.

- The fencing/walls on the boundary are of insufficient height providing in sufficient screening.

[NB. the resident of Beggars Roost has requested to speak at the Committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including: - Development Control Standard No.3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

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.

Visual Amenity

The dwellings either side are 'Beggars Roost' to the west and 'West House' to the east. To the rear is a WSCC home 'Seaside', Kings Gap.
'Beggars Roost' is a chalet bungalow, at a lower level than the application site, and has a detached single garage and driveway on the side nearest the application site, the driveway sloping down from road level.

Both of the garden buildings are built up to the boundaries with these adjacent properties. The ground level of the site is at a higher level than these neighbouring properties and has been raised further as part of the redevelopment of the site. The buildings therefore exceed the height of the existing boundary walls by about 1 metre, the maximum height measured from the ground level of the site being 2.6 metres.

The design and style of the garden buildings is in keeping with the new houses but they are dominant when viewed from the adjacent properties due to the changes in ground level between the sites, their juxtaposition to the boundaries and the limited screening.

The height of the garden buildings does appear unsympathetic and out of keeping in scale in relation to the surrounding properties. Consequently, the applicant has been requested to reduce their height and a reply is awaited

The plans state that the buildings are to be cedar clad. The adjacent resident has queried this, stating that the new dwellings were stated to be cedar clad but have since been clad with artificial materials (owing to Building Regulation requirements for less flammable material close to the boundary). However, this does not apply to garden store buildings of this floor area, and therefore cedar cladding can be used.

Residential Amenity

Although visually dominant, the garden buildings are not so close to the neighbouring dwellings as to cause unacceptable loss of light to windows or other detriment to residential amenity.

Recommendation

Subject to satisfactory amended plans being received, APPROVE for reason that:-

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

Subject to:-

1. C12Ei (External materials to match existing houses)
2. C14Ai (Permission relates to amended plan)

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