Expiry 18/4/07

# Development Control – Delegated Officer Report

**Application Number: ADC/0103/07** **Recommendation – Permit Application**

**Site:** **Land To Rear 12 Southdown Road Shoreham-by-Sea West Sussex**

**Proposal:** **Demolition of garages at rear (application for conservation area consent)**

## The Application

The site is located to the rear of a three storey, semi detached Victorian property which is located in a street of similar properties within the Conservation Area and built up area of Shoreham. To the rear of the property there is a long garden approximately 32 metres in depth. As existing, beyond the rear garden there is a single storey flat roof row of three garages. These garages are accessed via a single 'track.' Access is via Mill Lane and Ravens Road serving the rear of properties to the west in Southdown Road and to the east in Ravens Road. Many properties have rear garages with vehicular access.

This application seeks conservation area consent to demolish the existing three garages. The garages are set back from the access 'track' by 4.2 metres and have a floor area of 61.6 square metres.

## Consultations and Representations

***Director of Services:*** Environmental Health have no objections to the proposal.

***Adur District Conservation Advisory Group:*** Comments same as ADC/0079/07 - We consider this gross overdevelopment. Lack of access due to narrow lane not designed for constant use, the yard is inadequate.

***Third Parties:*** 4 letters of objection have been received comments on the whole relate to the proposal to build a three bed detached dwelling at this site (ADC0079/07) and not to the demolition of the garages which is the subject of this conservation area consent application.

- Increased traffic, limited parking
- Highway safety issues
- Object to this application as it is pivotal to the development proposed under ADC/0079/07.

- No development should be permitted here other than a single storey garage block.

- Detrimental to the Conservation Area due to its scale, area massing and design. This is a conservation area with traditional properties.

- Proposed dwelling does not relate well to existing buildings therefore contrary to Policies AB3 and AB4 of the Adur District Local Plan.

- One space provided for parking to front, the yard area will be used for parking with access onto the lane creating a highway hazard contrary to Policies AT12 and AT13.

- The building will be visually intrusive, overbearing, resulting in a loss of privacy and loss of outlook which is contrary to Policy AH2 of the Adur District Local Plan.

- Proposed building is not similar scale to existing garage.

- 'Mill Warbler' (bungalow to the north of the site) does not set a precedent for this development.

- Object to the principle of any development at this site.

**Relevant Planning Policies and Guidance**

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, ERA1, ERA4, CH4, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AB4, AB5
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): ENV10
PPG15 'Planning and the Historic Environment' (DoE 1994)

**Planning Assessment**

***Policies***

Paragraph 7.6 of the Adur District Local Plan states that, 'The District Planning Authority has, in respect of Conservation Areas, a statutory duty to pay special attention to the desirability of preserving or enhancing their character or appearance.' Policy CH4 of the West Sussex Structure Plan also states that the character of the historic towns and villages of the County will be protected and, where possible, enhanced. Policy ENV10 of the Core Strategy also continues this approach.

Policy AB4 states that all new development (including extensions and alterations) within Conservation Areas will be required to be of a high standard of design and construction materials.

Paragraph 7.13 of the Adur District Local Plan acknowledges that not all buildings within the Conservation Area contribute positively to their character.

***Visual Amenity and Conservation Area***

The existing garage buildings are not considered to be of historic merit in this case. Built in the 1960s they do not represent buildings relating to the era of the surrounding Victorian properties, they therefore do not form part of the character and appearance of the Conservation area. The garages are not visible within the street scene to the front of the site however they are visible from the access track to the rear and the surrounding neighbouring properties. It is considered that their loss would not have an adverse impact on the surrounding area and would therefore preserve the character and appearance of the Conservation Area. It is therefore considered that the proposal complies with Policy AB5 of the Adur District Local Plan.

**Recommendation**

APPROVE for reason that :- 2PC

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Case Officer..JBarker.....Date..2/4/04.....

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