Expires 1/9/08

Development Control – Delegated Officer Report

Application Number: ADC/0351/08 **Recommendation – Refuse Application**

Site: **3 Adur Road Shoreham-by-Sea West Sussex BN43 5NP**

Proposal: **Shed attached to south side of garage**

The Application

The application site is a detached bungalow located on the corner of Adur Road and Adur Avenue, Shoreham. The bungalow has a south facing dormer, recent front and rear additions, and a single detached pitch roofed garage close to the boundary with No.2 Adur Road to the south.
Retrospective permission is sought for a small lean-to shed attached to the south side of this garage. The shed sits on the boundary with No.2 and is 1.1 metres in width, 3.5 metres in depth and 2.3 metres in height. It has a brick breeze block base with wooden panels above, a clear corrugated shallow pitch roof and a front facing access door. It is finished in a cream paint to match the main garage.

Consultations and Representations

Third Parties

No.2 Adur Road has objected on the following grounds:

- The application states that this new construction replaces an existing shed. The previous shed was considerably smaller in every dimension and only used to house a petrol lawn mower. It was well within the boundary line and was camouflaged to a great extent by potted shrubs and a wooden picket fence. This new construction far exceeds it predecessor's impact both physically and visually.
- Boundary walls/fences are only permitted up to a height of 2 metres. This construction is 2.2 metres in height, exceeding the permitted height by over 10%.
- The width of the construction varies considerably from front to rear, contrary to the plans. The rear elevation is 0.9 metres in width whilst the front elevation is 1.1 metres in width (as per the plans). According to their deeds (and the applicant's block plan) the boundary should be parallel with the garage. This construction is not parallel to the garage and impedes their vehicular access to their own garage and encroaches their land.

- The construction does not have any foundations and, given the 0.14 metre difference in land level between the properties with evidence of soil erosion beneath, is in danger of subsiding onto their property.
- The clear plastic roof overhangs their property by at least 0.07 metres with no guttering or drainage provision. Any guttering would overhang their property although it is noted that the plans show new guttering to be inserted inside the boundary wall.
- The construction does not accord with the Adur District Local Plan 1996 'Householder Proposals' policy AH7 in that the standard of design and materials are not sympathetic to the dwelling and area in general and has the effect of a shanty town structure. It construction on the boundary has considerably reduced any natural light flow to their north facing kitchen window.
- The construction appears to be an extension to the garage work space. The plywood topping will not soften any noise coming from the garage thus intruding on the quiet and peaceful enjoyment of their property

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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 completed structure is sited on the southern boundary with No.2 Adur Road. As it is recessed 0.9 metres from the front of the garage it is only visible from directly in front from the east and when approaching from the south. It is a relatively small structure that is finished in cream to match the recently upgraded cream pebble-dashed exterior of the main pitched garage. Upon

closer inspection it is clear that the breeze block base and plywood walls with a clear plastic corrugated roof above is in contrast to the tiled roof and rendered walls of the host garage, forming a low-grade form of development. Due to the nature of its construction it consequently appears a poor quality structure that is detrimental to the appearance of the surrounding buildings and the streetscene in general. In addition, its siting directly on the boundary with the access drive to No.2, in place of a small picket fence, appears particularly cramped and unneighbourly when viewed from the street.

Residential Amenity

The structure has taken the place of a much smaller shed/store that sat off the boundary behind potted shrubs and a small picket fence. Whereas the outlook of the north facing kitchen to No.2 was of this modest setup adjacent to the main garage, it is now dominated by the large flank wall of the new shed/store. No attempt has been made to reduce the size of the structure off the boundary behind a fence thus lending it a clearly overbearing impact on the amenity of No.2's kitchen.

It is acknowledged that a 2 metre high fence could be erected facing the kitchen causing a similar loss of outlook. In consideration though this structure is taller than such a fence and, instead of marking a boundary, serves to create useable space directly on a boundary that oppresses the amenity of No.2 in an unacceptable fashion. Although it is unclear what exact use the shed/store is to have, it is accepted that any internal connection to the main garage will result in noise disturbance to No.2 due to the overall flimsiness of the structure.

The residents of No.2 have also objected on the grounds that the structure is not parallel with the garage as per the boundary on their deeds, whilst the roof panels overhang their property draining water onto their land. It is clear from the site visit that the flank wall of the shed/store follows the existing line between the picket fencing to the front and the taller 1.8 metre high fencing that forms the remaining boundary treatment to the rear. In this respect it is not considered to encroach on No.2's land. The roof however clearly overhangs and has been adjusted on the plans to include guttering inside the flank wall with no part to overhang.

It is concluded that the size and material finish of this structure is unsympathetic to the surrounding buildings and, being built directly on the boundary with No.2 Adur Road, forms an oppressive form of development contrary to local plan policy AH7.

Recommendation

REFUSE on ground that :-

B5AR (amended) 'The proposal forms an obtrusive and incongruous feature that is out of keeping with existing development and detrimental to the residential environment of the locality, thereby conflicting with the policies of the WSSP (CH1, DEV1) and the ADLP (AG1, AH7)'

Case Officer:.....

Date: 15/8/08

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