Application Number: ADC/0114/08 Recommendation - APPROVE

Site: 5 Hillside Road, Sompting BN15 0JY

Proposal: Detached prefabricated double garage at side

The Application

This detached bungalow is located on the east side of Hillside Road, on a triangular plot of land close to the junction with Valley Road. There is an electrical sub-station on the corner.
The bungalow has recently been extended to the south (S/1/06) with an enlarged roof and front and rear dormers. This extension, the external walls of which are unfinished, projects closer to the side boundary of the rear garden of the bungalow on lower ground to the south west (No.18 Valley Road).

There is a remaining area of curtilage (formerly part of the substation but sold off) within the applicant's property to the south of the extension, currently rough ground used for parking, on which he proposes to erect the proposed double garage, adjacent to both the rear (west) and south side boundaries of the plot. This part of the site has been raised and levelled. It is approximately 1 metre below the floor level of the bungalow but above road level.

The proposed pitch-roofed prefabricated double garage is stated to have dimensions of 5 metres wide, 5.1 metres deep and 2 metres high to eaves level (2.8 metres to the ridge). However, there are significant discrepancies in the plans. It is indicated as having white-finished concrete panelled walls and a metal roof.

Consultations and Representations

Sompting Parish Council: The plans are unclear but Object if the proposed garage is to be built at the raised level (1.2m-1.8m higher) as it would infringe on the adjoining property.

Third Parties: The resident of No.18 Valley Road objects on grounds that the proposed garage would cause a loss of light to her property as it is sited on much higher ground than her dwelling. The extension to the applicant's dwelling already has a substantial impact as it also sits on higher ground close to the common boundary. This impact will be increased by the presence of the proposed garage. Should the garage be placed on the original lower land, level with the roadside then she would consider it to be less obtrusive. **[NB. the resident of No.18 Valley Road has requested to speak at the Committee meeting]**

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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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. DC standard No.3 'Extensions and Alterations to Dwellings' states that detached garages, where clearly visible from the public highway, should usually reflect the style and character of the dwelling and not be excessive in scale.

Visual amenity

The garage would sit on ground raised above road level, abutting an electrical sub-station to the south and the side of the rear garden of No.18 Valley Road to the west. The sub-station is on a much lower level and its north flank wall is only 1.5 metres higher than the ground level of the application site. When viewed from the south, the garage should be somewhat protected from view by the presence of a 1.5 metre high roadside hedge (provided it is retained) but its pitched roof above would be apparent. Despite the prefabricated construction of the garage, as long as it is set back sufficiently from the road, and subject to agreeing the external materials/finishes, it is not considered that it would detract unacceptably from the streetscene or that it would conflict with Local Plan policy AH7.

However, the plans contain inconsistencies and are inaccurate in their scale. They do not show the external materials for the roof, the position of the garage doors or if any windows are proposed in the structure. Consequently accurate amended plans have been requested and are currently awaited to determine whether the proposal is acceptable.

Residential amenity

The relevant concern is the impact the garage would have on No.18 Valley Road to the west. This property sits on markedly lower ground such that its

east side and rear garden is in a hollow below the applicant's bungalow. The common boundary currently consists of a hedge comprised of an amalgamation of shrubs, trees and ivy forming a screen approximately 2.5 metres in height.

The raised ground level where the garage is to be sited is approximately 0.7 metres above the garden level of this property. Consequently, the 2 metre high eaves level of the garage should be at a similar height to the top of the boundary hedging with only the 0.75 metre high pitched roof visible above. There is a tree currently sited on the southwest corner of the proposed site that is significantly higher than the proposed ridge height whilst there is a 5 metre separation between the boundary and the bungalow.

The resident of No.18 Valley Road has objected on grounds that the combination of the recent extension and proposed garage at No.5 Hillside Road would have an unacceptable impact on her property by way of loss of light. However, other than in the early morning, sunlight would be unhindered by the location of the proposed garage to the east. The extension to the applicant's bungalow is not so close as to excessively block light to the objector's bungalow and it is considered that the additional effect of the garage 3.8 metres further to the south, behind the boundary hedging, would not be unacceptable. The side of the bungalow at No.18 Valley Road, which contains kitchen windows, is sited approximately 5m away from the common boundary, and the proposed garage would not impact on the bungalow itself or cause significant loss of light to the side/rear garden (which is higher than the floor level of the bungalow).

Access

The proposed garage would utilise an existing access with dropped kerb and does not raise any highway safety issues.

Recommendation

A. Subject to the receipt of accurate and acceptable revised plans by 22 April 2008, APPROVE for reason that:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction form highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) and the adopted West Sussex Structure Plan (DEV1)

Subject to:-

1. C1Ci (Standard time limit)
2. C12A (External materials and finishes to be submitted and approved)

3. C14Ai (Permission relates to amended plan)

B. If satisfactory revised plans are not received by 22 April 2008, REFUSE for reason that:-

The submitted plans are of an inaccurate and unrecognised scale causing ambiguity and lack sufficient clarity and detail to enable the effect of the proposal to be fully and accurately determined, and to ensure that it satisfies policies AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

.....