Development Control – Delegated Officer Report

Application Number: AWDM/1577/16 Recommendation – APPROVE

Site: 7 Edburton Gardens, Shoreham

Proposal: Detached 2 bay garage in front garden south of dwelling

Date of site visit: 01.11.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached two storey property located at the easterly end of a residential cul de sac. Other properties within the road are typically two storey detached dwellings which are characterised by integral projecting flat roofed garages with tile hanging on the first floor level with a tiled pitched roof.

The application property benefits from a long front garden and paved driveway located to the south. The front driveway is enclosed to the east by a 1.8 metre high close boarded fence and to the south by a 1.2 metre high hedge line. The front driveway slopes from north to south and east to west.

Planning permission is sought for the construction of a detached two bay garage in the south-east corner of the site on the existing stone paved driveway. The proposal would involve the re-alignment of the existing paved turning arch to the south of the property. The proposed garage would incorporate a timber barn style appearance with a low brick plinth and a tiled catslide roof to the eastern side. The proposed garage would measure 6.46 metres wide, 6 metres long and 4 metres high.

Relevant Planning History:

AWDM/1521/12 – Planning permission was granted in 2012 for an extension to the front porch and garage.

Consultations

West Sussex County Council Highways department have raised no highways objection to this application and have provided the following comments:

"The proposal is for a detached 2 bay garage/carport in the front garden of the above mentioned dwelling in Edburton Gardens, Shoreham. The plot is located at the end of a cul-de-sac on a D class road subject to a 30 mph speed restriction with no through-way access to vehicular traffic or pedestrians. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last three years. There have been no recorded injury accidents within the vicinity and therefore no

evidence that the existing access has been operating unsafely. The LHA do not wish to raise any highways concerns or transport grounds for refusal subject to advice set out in the report below.

Access

The block plan shows that there are no alterations proposed to the current access and the LHA does not anticipate any highway safety concerns with the continued use of the existing access. From an inspection of local mapping the existing access is served by a dropped kerb as are a number of neighbouring properties in this area.

Parking and Turning

Two off street car parking spaces are to be accommodated within a proposed double garage/carport. From inspection of the Ground Plan the garage is shown as being 5.9 metres x 5.5 metres. WSCC guidance sets out that a single garage should be 6m x 3m. Whilst the double garage/carport therefore falls short of the minimum dimensions (6m x 6m) it is apparent from an inspection of the plans and local mapping that there is sufficient hardstanding within the site for parking associated with the existing dwelling. Whilst there appears to be adequate space on site for turning, other neighbouring properties do not have a turn on site facility and the LHA would not object on the possibility that a car may reverse from the site onto the public highway in this location.

Conclusion

The LHA does not consider that the proposal for a detached 2 bay garage/carport would cause a detrimental impact on the safe operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and there are no transport grounds to resist the proposal."

Representations

One letter of objection has been received from the occupiers of 8 Edburton Gardens, the main concerns raised include:

- The garage would be unattractive and visible from their rear garden and the height of the garage would cause a loss of early morning sunlight.
- Not in keeping with the appearance, scale, design and character of existing properties within the road.
- Future use of the building as a children's playroom could cause further noise and disruption
- Could cause damage to Hawthorn tree in garden of property in The Drive to the rear of the garage.

Relevant Planning Policies

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' National Planning Policy Framework (CLG 2012)

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Principle

The principle of constructing a detached garage to the front of this existing dwelling house is acceptable subject to the proposed garage causing no adverse impact on the visual amenities of the area or the occupiers of neighbouring properties.

Visual amenity

Within this residential cul de sac the street scene is dominated by two storey detached dwellings which are relatively uniform in terms of appearance with projecting flat roofed garages and brickwork at the lower level and concrete tile hanging at the first floor level. Being located at the end of the cul de sac the application property has a long front driveway and turning area for vehicles directly to the south.

From the street scene perspective part of the driveway area is screened by existing hedging along the western boundary and adjacent to the vehicular entrance to the site. The south-east corner of the site where the proposed garage would be situated would however be completely visible through the vehicular access and would be located at an elevated level in comparison to the road level.

The 4 metre high proposed double garage would incorporate a traditional timber barn appearance with timber cladding to the exterior walls and a pitched clay tiled roof with a catslide roof slope to easterly rear aspect. The two barn style double doors would be orientated west and therefore face the road. It is acknowledged that the proposed garage would not follow the uniform appearance of other integral flat roofed brick garages visible from within the road, however the garage would be situated in a larger plot than others within the road where there is adequate space and capacity within the front garden/driveway to accommodation a detached garage whilst maintaining a separation distance of 10 metres between the proposed garage and road.

The timber cladding and clay roof tiles would not follow the brick and concrete tile hanging on residential properties visible from within the close, however it is not uncommon to see partial views from the road of ancillary timber outbuildings within the rear gardens of residential properties.

As the garage would be tucked into the south-east corner of the site the main view of the structure would be from the eastern end of the cul de sac and wider views of the garage from Edburton Gardens would be predominantly obscured by the position of neighbouring dwellings. Taking this into account and the set back position of the garage from the road it is considered on balance that the proposed outbuilding would not have a harmful impact on the visual amenities of the street scene.

Residential amenity

The occupiers of neighbouring residential properties most affected by the proposed garage are located in the properties to the east (65 The Drive) and south (8 Edburton Gardens).

The proposed garage would be located approximately 30 metres from the easterly neighbouring dwelling and the lower part of the catslide roof would be predominantly screened to the neighbouring dwelling by the 1.8 metre high close boarded fence to the eastern boundary of the application site. As the proposed garage would be well distanced from the easterly neighbouring property and have no openings to the eastern side it would cause no harm to the amenities of the easterly neighbouring occupier(s).

The proposed garage would be located 1 metre from the southerly neighbour's garden and would be separated by two hedge rows, one on the application site and one within the southerly neighbour's garden. At a height of 4 metres the southern gable end of the proposed garage would be visible from the raised patio area within the southerly neighbour's rear garden above the hedge line. Its orientation to the north of the southerly neighbour's garden would not however cause any harmful loss of sunlight to the neighbour's patio seating area. There would be no windows within the southern gable of the garage building and therefore no loss of amenity would be caused to the southerly neighbouring occupier's property or garden.

Trees

A Hawthorn tree within the rear garden of 65 The Drive would be within approximately 2 metres of the proposed garage to the east. Whilst this tree is not preserved by either TPO or Conservation Area status it does contribute to the visual amenities of the area given its height it can be seen from within the street scene. The proposed garage would however be a relatively lightweight timber structure which would not require deep foundations. It is therefore considered that the proposed garage would not cause any harm to the roots or health of the tree.

Ancillary use of the building

The intended use of the proposed building is currently a two bay garage. Under the property's permitted development rights the garage could be

converted to be used as ancillary accommodation to the host dwelling at a later date without the benefit of planning permission. It is not considered that the ancillary use of this building in conjunction with the host dwelling would cause any significant rise in noise or disturbance to the occupiers of neighbouring properties. Planning permission would however be required to turn this into a unit of accommodation separate to the host dwelling.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Approval of details/colour of timber cladding
4. Ancillary accommodation
5. No windows (East or South elevations)

Informative

Proactive Statement –Approval without Amendments

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

Case Officer: Rebecca Tier Date: 29.11.2016

Authorised by: Jo Morin Date: 08.12.2016