APPEAL SUPPORTING DOCUMENTS AWDM/0613/14

Removal of existing garage and erection of 2 storey pitched-roof building comprising ground-floor double garage/store with first floor office/games room and roof lights to roof slopes plus 2.2m high wall fronting Fourth Avenue

The existing garage is structurally poor and will shortly need replacing. The application was for a double garage with a games room over. The games room will also store books, parts and documents related to the applicant's hobby of repairing classic cars.

Pre-application observations were obtained from the town planners and these are attached. Appendix A

An application was submitted and the only discussion I had with the town planners was regarding the need for greater detail of the proposed wall. Discussions were refused after the letter of refusal

I attach a copy of Adur's Development Control Standard no2, Space around new dwellings and flats. Item 2.11 shows 14.000m is an acceptable distance between two houses in different ownership and in a similar position to the applicant's house and proposed garage. This must also be applicable to the adjacent house. This indicates the reason for refusal because of the proposed building cutting out sunlight to the adjacent house to be unreasonable. Appendix B

If the client was not considering a building on the site but a hedge for the end of the garden for the same distance as the wall of the proposed garage, the hedge could grow to 14.000 without causing a problem of light or sunlight to 27 Grand Avenue. The height to the ridge is 8.000. The height of the existing houses is 8.500. A completed copy of the spreadsheet from the government's "Hedge Height and Light Loss" is attached as Appendix C

The existing hedge will shortly need replacing and the client would prefer a brick wall to give immediate privacy, security and reduce the garden maintenance now he is in poor health. Similar walls are in the area and have been accepted by Adur District Council planners and this decision is inconsistent with others.

The Relevant Planning policy AH7 is attached as Appendix D.

Item (a) there would not be any overlooking or loss of natural light to other dwellings.

Item (b) the design and materials are the same and so must be sympathetic to the original and adjacent dwellings.

Item (c) The proportion of the garden area taken by the proposal is almost the same as the existing garage and so cannot be regarded as excessive.

Item (d) the existing car parking remains.

Item (e) the local authority have not stated any standards where the proposals do not accord with the standards adopted by the District Planning Authority.

The Relevant Planning Policy AG1 is attached as appendix E. The proposed building was designed not to detract from the existing local urban environment. The design lines though with existing houses with the same

facia line, same window proportions, the same level of rendered walls, the same brickwork and height of brickwork. It also has the same roofing and pitch.

The National Planning Policy Framework was quoted as being a relevant planning policy but the officer report did not state which of the 59 pages was relevant.

There were no objections to this proposal from local residents.

Appendix A

Pre-application observations were obtained from the town planners as follows:

From: Lawrence Simmons
Sent: 24 January 2014 12:03
To: 'Peter Wilson'
Subject: 25 Grand Avenue, Lancing ref.PREAPP/0051/14

Mr Wilson

I am able to offer some guidance on the suggested development at the above location.

The site is part of the residential plot and therefore, any outbuilding would need to be restricted in its use to purposes incidental and ancillary to the use of the main dwelling. The proposal of itself may be for such uses as storage, games or home office etc. activities and this would be acceptable. Where accommodation is being created that could be configured as a separate dwelling unit, permission may be granted but with conditions limiting its use to the above and for the family of the occupants only; in other words, the sub division of the plot would not fall into this category and if the intention is to create a separate dwelling then an application for this will be required.

In that event, considerations including access, internal and outdoor amenity space provision and composition of the accommodation would be critical. In this instance I would readily identify external space deficiency as a particular obstacle.

Otherwise, and in any event, further issues that will be looked at are street scene and here, the design must be in harmony with the surrounding development. The proposal may be adequately in keeping with the setting but without further elevations and street scene drawings, I can only offer a general view.

Neighbour amenity is also of particular importance and here, any impression of dominance, loss of light or loss of privacy may be concerns. I note that the building would be of a similar scale to the dwelling to the west but it would be in quite close proximity and may appear cramped. Absence of side windows would assist but rear windows may introduce a privacy issue. A two-storey structure would also block light to the garden to the north.

I hope the above assists and finally I should clarify that this response is the opinion of an officer only, is made without the benefit of a site visit and does not prejudice any future decision by the Council.

With regards

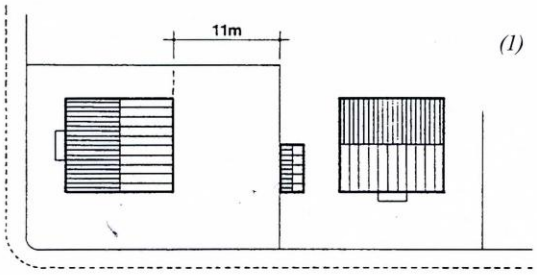
L Simmons

Appendix B

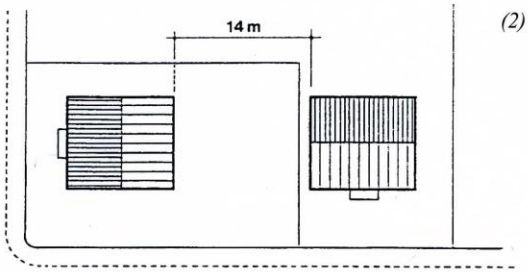
Development control standard no2, Space around new dwellings and flats. Item 2.11. Item (2) shows it is acceptable to have a building 14.000 from the main house

2.11 On corner properties, where principal windows on the rear of one dwelling face the side of another dwelling or block of flats (which does not contain principal windows), a distance of 11m is required from a single-storey dwelling or structure (such as a garage) and 14m from a two-storey dwelling or building. If the rear of a dwelling faces the side of a three-storey block of flats (which does not contain principal windows), then a distance of 20m would be required, to avoid an overbearing effect and to ensure adequate outlook and daylight.

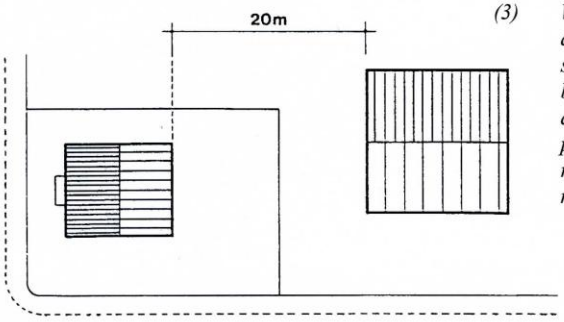
Rear/Side Boundaries



(1) Where the rear of one dwelling faces the side of a single-storey building a minimum of 11m is required.



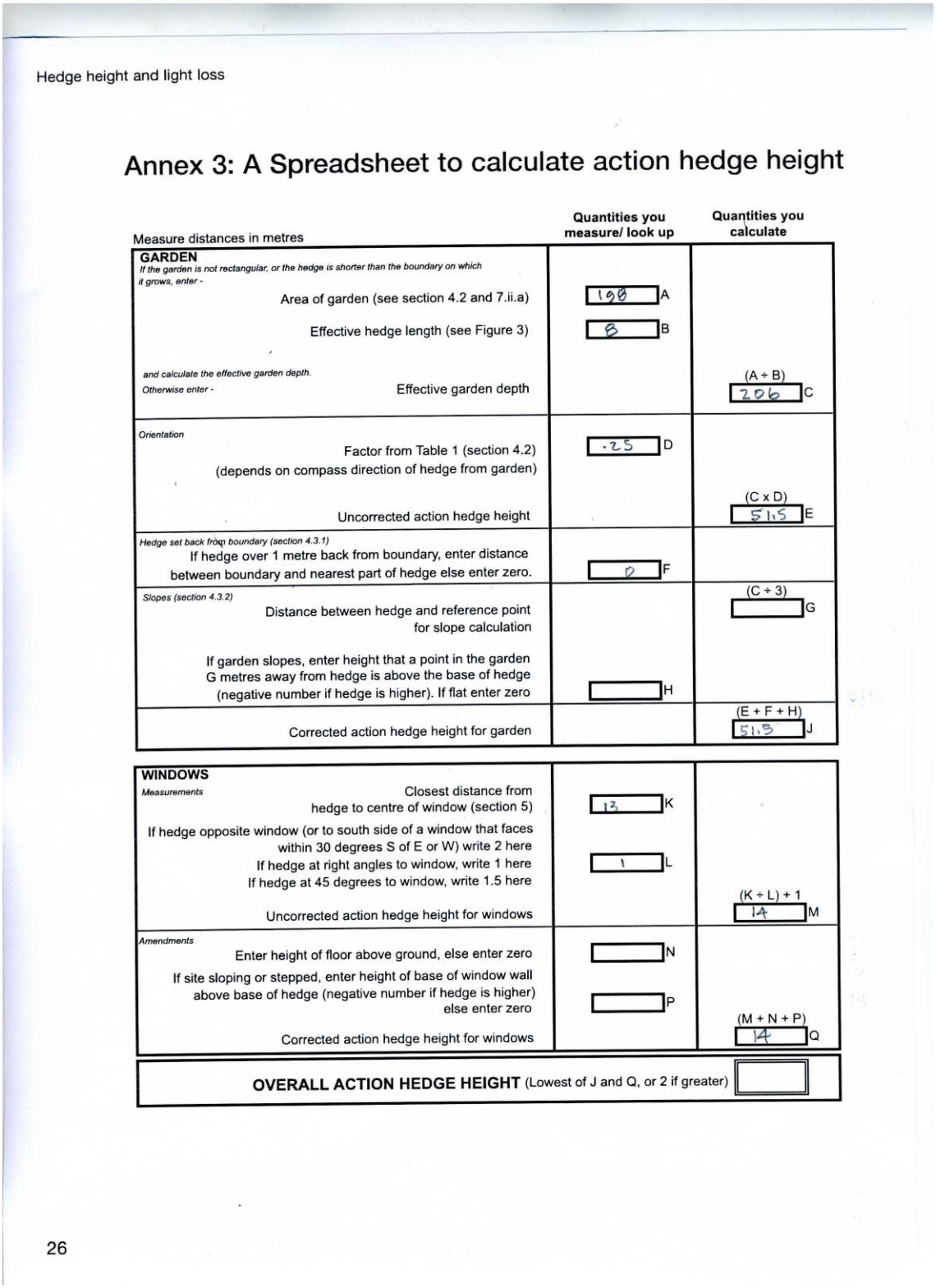
(2) Where the rear of one dwelling faces the side of another two-storey dwelling a minimum of 14m is required



(3) Where the rear of one dwelling faces the side of a three storey block of flats (which does not contain principal windows) a minimum of 20m is required

Appendix C

This shows the completed copy of the spreadsheet from the government's "Hedge Height and Light Loss" showing there would not be a significant loss of light to number 27 Grand Avenue.



Hedge height and light loss

Annex 3: A Spreadsheet to calculate action hedge height

Measure distances in metres	Quantities you measure/ look up	Quantities you calculate
GARDEN *If the garden is not rectangular, or the hedge is shorter than the boundary on which it grows, enter -*		
Area of garden (see section 4.2 and 7.ii.a)	198 A	
Effective hedge length (see Figure 3)	8 B	
and calculate the effective garden depth. *Otherwise enter -* Effective garden depth		(A ÷ B) 26 C
Orientation Factor from Table 1 (section 4.2) (depends on compass direction of hedge from garden)	.25 D	
Uncorrected action hedge height		(C x D) 5.15 E
Hedge set back from boundary (section 4.3.1) If hedge over 1 metre back from boundary, enter distance between boundary and nearest part of hedge else enter zero.	0 F	
Slopes (section 4.3.2) Distance between hedge and reference point for slope calculation		(C ÷ 3) G
If garden slopes, enter height that a point in the garden G metres away from hedge is above the base of hedge (negative number if hedge is higher). If flat enter zero	H	
Corrected action hedge height for garden		(E + F + H) 5.15 J
WINDOWS *Measurements* Closest distance from hedge to centre of window (section 5)	13 K	
If hedge opposite window (or to south side of a window that faces within 30 degrees S of E or W) write 2 here If hedge at right angles to window, write 1 here If hedge at 45 degrees to window, write 1.5 here	1 L	
Uncorrected action hedge height for windows		(K ÷ L) + 1 14 M
Amendments Enter height of floor above ground, else enter zero	N	
If site sloping or stepped, enter height of base of window wall above base of hedge (negative number if hedge is higher) else enter zero	P	
Corrected action hedge height for windows		(M + N + P) 14 Q
OVERALL ACTION HEDGE HEIGHT (Lowest of J and Q, or 2 if greater)		

26

Appendix D

Planning Policy AH7

POLICY AH7

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-

(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;

(b) design and materials are sympathetic to both the original dwelling and the area in general;

(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;

(d) access and car parking provision is acceptable under Policy AT12, and

(e) it accords with the standards adopted by the District Planning Authority.

Appendix E

Relevant part of Planning Policy AG1

POLICY AG1

The built-up area boundary is shown upon the Proposals Map which distinguishes between the countryside and coastal beaches in the District and the principal existing or potential built-up area.

Within the boundary, development will normally be permitted, subject to other policies in this Local Plan and to it not detracting from the existing local urban environment.

Outside the boundary, development will only be permitted in exceptional circumstances and subject to policies elsewhere in this Local Plan. There will be an even stronger presumption against development in certain particularly sensitive areas of countryside as specified in Policies AC2, AC3 and AC4.

Appendix F



Picture of site