Expires 2/5/08

Development Control – Delegated Officer Report

Application Number: ADC/0134/08 **Recommendation – Refuse Application**

Site: **53 Park Avenue Shoreham-by-Sea West Sussex BN43 6PG**

Proposal: **Double garage and new vehicular access onto Upper Shoreham Road (existing accesses stopped up)**

The Application

The application site is a semi-detached bungalow located on the corner of Park Avenue and Upper Shoreham Road, Shoreham. The property is notable for being set back in its plot such that all its amenity space is to the front. It has been extended on the north side, has also added east facing dormers into the roofspace and benefits from twin access points from the Upper Shoreham Road to the north.
This proposal seeks permission to erect a part hipped double garage 5.7 metres square close to the northern boundary but also to the front of the bungalow. The twin access is to be stopped up and a new central access point installed as part of the same application.
This proposal follows on from a previous refusal of a similar garage that was to be sited directly in front of the bungalow on the eastern boundary to Park Avenue. The refusal was on the grounds that the garage formed an awkward feature that would be detrimental to the appearance of the bungalows.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport	No concerns subject to the implementation of pedestrian visibility splays.

Third Parties

No.205 Upper Shoreham Road raises no objection to the proposal.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): 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. Policy DEV4-5 of the structure plan requires development to have safe access to the highway.

Visual Amenity

As a stand-alone construct, the proposed double garage is sympathetic to the style of the main dwelling in that it will have a pitched and part-hipped roof and will be completed in matching brick and tile. It will however be sited to the front of the bungalow and close to the northern boundary with Upper Shoreham Road. Although it will sit on approx 0.6 metres lower ground to the roadside and behind 1 metre high walling with hedging above, it will clearly break the building lines to the east and west and will become a prominent feature at the junction of Park Avenue and Upper Shoreham Road. The pitch will rise to 3.8 metres above street level, level with the dormer eaves line of the bungalow's pitched dormers. The general bulk of the double garage, with a depth and width of 5.7 metres, and height of 4.2 metres is thus considered excessive in relation to its positioning relative to the main dwelling and the streetscene.

It is acknowledged that the existing hedging (plus the proposed 5 metre extension of it across the current eastern access point) will somewhat disguise the garage however should it be removed then the garage will still be a noticeably large structure sitting poorly in relation to the main dwelling and the established building lines along Upper Shoreham Road.

It is noted that this property has already extended to the north such that only 50% of the original side garden/parking area remains, with the new flank wall sitting some 5 metres forward of the adjacent property to the west. It is therefore considered that this property has extended into the area where a garage would normally be expected to be sited and a double garage as proposed would serve only to further cramp the site. The acceptance of a double garage this close to the main highway would set a precedent for further front garages along Upper Shoreham Road that would serve to harm the visual appearance of the locality, contrary to local plan policy AH7.

Access and Parking
The site currently has two access points onto Upper Shoreham Road. It is proposed that they will be blocked up and a new access point installed between them. This still allow for the retention of the large hardstanding area to the side of the bungalow as existing and the exiting of vehicles onto the main road in a safe manner. County Highways have not raised an objection to the alterations to the accesses but recommend that pedestrian visibility splays should be secured as part of any permission.

Recommendation

REFUSE on ground that :-

B5CR: 'The proposed garage would be an obtrusive and incongruous feature out of keeping in scale and ~~positioning relative to~~ the main dwelling ~~and~~ visual amenities of the locality, and, if permitted....'

Case Officer:.....

Date: 24/4/08

PB 25/4/08