Development Control – Delegated Officer Report

Application Number: AWDM/1741/15 Recommendation – APPROVE

Site: 28 Crown Road, Shoreham-by-Sea, West Sussex BN43 6GE

Proposal: Construction of detached double garage

Date of site visit: 21.01.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the east side of Crown Road, and is also a corner site with Nursery Close. The property comprises a detached bungalow with very little rear garden area, the main garden being the front corner plot. Indeed the rear amenity area, has various layers of concrete over it, and likely had various outbuildings on it.

The area is predominantly residential in nature and there is a prominence of bungalows within the street scene and locality.

The proposal seeks planning permission for a new detached garage to be positioned on part of the existing concrete hardstanding, namely the north east corner section of hardstanding and close to the existing fencing with the neighbouring property, no. 1 Nursery Close.

No. 1 Nursery Close is a 1 ½ storey semi-detached residential property, separated from the application site by a gap of some 4m. This gap forms a drive to the front of that property, and then there is a gate and shed/outbuilding separating the front area from the rear. The boundary fencing between this property and the application site is approx. 2 metres high. The topography of the neighbouring site is lower than the application site by up to approx. 500mm.

The topography within the rear section of the neighbouring property is in steps, with the bedding area of land next to the dividing fence being approx. the same height as the application site, and then the land steps down by some 250mm to a grassed area and then another step down by approx. 250mm to the path abutting the dwellinghouse.

At the front of the application site, there is drive which is a raised slope to the existing back gate and dividing fence. This drive is, in the main, slightly higher than the neighbouring property's drive. Behind the gate, there is a section of slabbed concrete higher that other concrete.

Consultations:

Southern Water: It is the responsibility of the developer to make suitable provision for the disposal of surface water.

Representations:

Two letters of objection has been received from the neighbouring property.

Object to the position and height of the double garage.

- The height of 3.8 meters at the ridge is only 200mm lower than the bungalow
- The walls to the eaves are 2.2m high and only 250mm from the boundary
- Loss of light to kitchen and dining space
- Window sill height of dining room is 1.1m and the ground difference 500mm
- Bungalows in area have garages at the front in line with the building line
- The only garage of the same height as the bungalow is opposite, which adjoins a sub-station and therefore has no effect to any surrounding properties
- All other garages relating to the detached properties have flat roofs with false pitch at the front
- The proposed garage is not in keeping and not within the scope of planning policy and is an overdevelopment of the site
- The amended plans has only reduced the height of the garage by 500mm, this will still seriously affect the light into our home
- The pitch on the roof is excessive and out of keeping. The garages in the area all have low level roofing that has minimum impact on neighbouring properties
- The land level where the garage is to go is built up by some 300mm, it is not clear from the plans at what level the garage is going to be built on
- If consented on the higher land, the garage pitch will be same height as our upstairs window
- Overdevelopment of the site.

Response to Objection

The application has been amended and now has a low hipped roof which has an apex height from ground level of 3.5m, the eaves height will be 2.1m. This equates to a reduction in height from the original submission by 500mm. The 3.5m overall height of the proposed garage will be visually dissipated by the fact that it is a hipped roof, with the 3.5m apex cresting some 3m from the boundary of the objector. Further, the side elevational wall of the neighbouring property is approx. 4m from this boundary.

The streets of Crown Road and Nursery Close comprises predominantly semi-detached bungalows with narrow gaps between properties than the application site with its neighbouring property in Nursery Close, thereby, the garages serving these bungalows tend to be narrower and flat or low pitch roofs to reflect the narrow spaces apportioned to them. However, no. 28 Crown Road, the application site, because of its corner position, has very little rear garden, but it benefits from a larger front garden and a greater gap

between it and its neighbour in Nursery Close, which affords it the opportunity for providing a detached garage, and in order for the garage to better assimilate in design terms with the host dwelling, it will provide a pitched roof. This will also accord with the requirements of 'Extensions and Alterations to Dwellings' which states that *detached garages, where clearly visible from the public highway, shall also usually reflect the style and character of the dwelling and not be excessive in scale. Flat roofs or prefabricated non-matching garages may be acceptable in positions more concealed from public view.*

It is thereby not accepted that the proposed garage is not in keeping with the locality, particularly given that the corner property has different attributes to it in the first instance.

The garage will not result in an overdevelopment of the site, as the whole of the front area will be retained, and the area where the garage is to be positioned, will still largely be retained without any built form.

The Agent has confirmed that the existing concrete hardstanding will be removed prior to building the new garage. The Agent goes on to note that the floor level of the new garage will remain at this level as the drive is graded front to back to this level. The existing concrete hardstanding is approximately 30mm higher than the floor level of the bungalow.

The Agent also notes that if the garage floor level were to be lowered, the entire drive would need regrading. He reiterates that the floor level of the garage will be no higher than the existing concrete hardstanding.

It is thereby considered that the overall height of the garage will not result in unacceptable loss of light to the neighbouring residential property.

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).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the provision of a detached garage on the east side of the existing dwelling, within the north east corner of the site.

Visual amenity

The proposed detached garage, as amended, will be positioned approx. 300mm from the boundary fence with no. 1 Nursery Close, and even though the existing boundary fence is at least 2 m. in height, the proposed garage at an overall height of 3.5m will be visible above the fence line. However, the amount that is visible will be dissipated by the fact that it will be a hipped roof,

and the centre apex height of 3.5m will be positioned approx. 3m from the boundary with the neighbouring property. Also, the side elevation of the neighbouring property no. 1 Nursery Close, is some 4m from that side boundary, which will dissipate the visual presence of the garage even more. Thus, the distance between the windows of the neighbouring property and the apex of the garage, will be some 7 metres. It is thereby considered that the outlook of the neighbouring property will not be dominated by the extension.

The neighbouring property to the north, no. 30 Crown Road, has a structure at the same position as the proposal, and thereby the visual amenity of that property will not be adversely affected by the proposed garage.

From the street scene, the proposed garage will be in accordance with the existing dwelling, it will have the same facing bricks and roof tiles as the existing dwelling, and it will not result in a visual intrusion into this section of the property. The property is positioned close to the back of its plot, thereby making its rear amenity area somewhat small. Being a corner plot, the position of a garage is limited in order to provide a building that does not demonstrably result in a loss of visual amenity to the existing and neighbouring properties whilst at the same time providing an adequate drive. It is considered that the position of the proposed garage satisfies these requirements and accords with Adur District Local Plan saved policy AH7

Residential amenity

The proposed garage, as amended will be situated close to boundaries with neighbouring residential properties to the north (no. 30 Crown Road) and east no. 1 Nursery Close. The property to the north has single storey structures on its boundary with the application site, and therefore, their residential amenities will not be compromised by the provision of the garage.

The property to the east is positioned on lower land than the application site, and there is a kitchen dining room on the west of their property, with windows facing directly onto their raised garden and their boundary fence. The proposed garage will be positioned 300mm behind the boundary fence. The application has been amended from the gable end down to a hipped roof. This thereby reduces the overall height of the garage. The height of the garage is now shown to be much diminished given the hipped nature of the roof and the height of the fencing.

Further, although the proposed garage is to the west of the neighbouring property, because of the fact that it is lower than the host dwelling and due to its position, it will not result in a demonstrable loss of light or overbearing to the neighbouring property.

It is thereby considered that the proposed garage will not result in a serious loss of residential amenity to the neighbouring property to the east, and that the proposal accords with Adur District Local Plan saved policy AH7

Recommendation

APPROVE

Subject to Conditions:-

1 Standard 3 Year Time Limit
2 Approved plans
3 No additional windows in side walls
4 Materials to match existing dwelling
5 Limit use to purposes incidental to dwelling and not as habitable living accommodation

Informative

1. Proactive Statement – Amendments

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

Case Officer: Eve Hearsey Date: 17.02.2016

Authorised by: Jo Morin Date: 18.02.2016