Development Management – Delegated Officer Report

Application Number: AWDM/0840/16 Recommendation – APPROVE

Site: 14 Southdown Road, Shoreham-By-Sea

Proposal: Detached garage with storage in roofspace at eastern end of rear garden.

Date of site visit: 28.06.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a substantial semi-detached dwelling two storey with rooms in the roof. It fronts onto the main street Southdown Road which is predominantly residential with similar style large, characterful properties. The site is within the Shoreham Conservation Area. It has a long narrow garden with vehicular access to the rear via an access track accessed from Mill Lane to the north. As existing this access track leads to the rear of properties in Southdown Road and Ravens Road whose rear boundaries back onto this track. At no. 16 there is a hard surfaced area at the rear boundary, there is parking for two vehicles and a flat roof prefabricated garage is also at the site.

Permission was originally sought to demolish the existing prefabricated garage and to erect a garage building the full width of the site 9 metres wide and 6.5 metres in depth. The building was shown to provide parking for three vehicles at ground floor and a games/study/storage space at first floor with an internal formal staircase.

The building was shown to have a maximum height of 5.5 metres with a hipped gable roof, rooflights were shown on the plans to the east and west elevation. French doors and two windows were shown on the west elevation facing the rear of the dwelling with two garage doors fronting onto the access to the east.

The case officer visited the site and considered that the proposal as submitted was out of keeping in scale, design and appearance with the siting to the rear of the dwelling and detrimental to the character of this secondary access track which has evolved over time with low key, modest style garaging and outbuildings, many with flat roofs being mainly non -residential yet domestic in appearance.

Amended plans have since been receiving showing the retention of garaging of vehicles at ground floor for three with the same footprint of the building proposed. The roof has been altered to a full hip reduced to a maximum height of 4.8 metres. No rooflights are within the roofslope with the internal floor plans showing the internal roofvoid to be used as storage however clearly showing that the height of this void is limited to 1.53 metres in height. No internal staircase is shown. The French doors

and window facing onto the garden are retained as are the garage doors to the front. Materials to be used are to match the existing dwelling with brick and tiles to match.

Consultations: None undertaken.

Representations:

Original Submission: -

6 Objections have been received.

Objection from No. 10 Southdown Road – no notification to application, object being totally out of keeping, single storey with off lane parking acceptable not a two storey building.

Objection from 23 Ravens Road - Concern that they will be affected by the first floor building being erected and potentially blocking light into our lovely sunny west facing garden.

Objection from Barry Goodwin: - Not an appropriate location for a building of this height. Inappropriate for this residential neighbourhood. Disproportionate to the scale and proportion of low density area populated with sheds and summer houses and single storey garages. Unacceptable garden development. This development does not compliment and respect the amenities of neighbours.unneighbourly form of development. Ancillary buildings not appropriate in this context. This proposed development will impact on neighbours the character and distinctiveness of the Conservation Area.

Objection from 20 Southdown Road – object to two storey building, Windows would overlook Ravens Road. Two storey building will completely change the area. Set a precedent, e.g. no. 18 which was refused.

Objection from 24 Southdown Road – Two storey development would invade privacy of neighbouring gardens and property. Could result in conversion to residential use.

Objection from 25 Ravens Road – There is a history of applications refused for residential use. Rooflights will overlook our garden. Use of the access is for residential only ancillary to the main dwellings this should not be a commercial use. Open the flood gate for further development

Amended Plans: -

1 Objection has been received.

Objection from 10 Southdown Road: -still remains two storey building therefore out of keeping with Conservation Area. Access not suitable for any deliveries for storage.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed outbuilding within the curtilage of the main dwelling within a residential area. This site is however within the Conservation Area. Proposals within the area must seek to preserve or enhance the Conservation Area. Consideration must be given to this impact within this protected area. Also for consideration is how the proposal impacts upon the residential amenities of the occupiers of the adjacent dwellings.

Visual Amenity and Impact upon the Character and Appearance of the Conservation Area

The proposal as originally submitted was considered to be out of keeping in character, scale and design with this secondary, rear access area. The development was considered to be harmful with the character and appearance of the Conservation Area. It did not respect the ancillary and modest, secondary nature of the other outbuildings within the site and adjacent areas. The access track has a unique character being of secondary nature and whilst being in the Conservation Area it is not clearly visible within the main streets surrounding the site. It does however form a significant part of the historic nature of the properties in both Southdown Road and Ravens Road where the use of the rear access allows for the property frontages to have limited impact with regards to the parking of vehicles on frontages. It dates back to when these properties were built with this access being an integral part of the residential development.

Notwithstanding the above it must however be considered how this particular track has evolved over time with more modern flat roof buildings, and prefabricated garaging siting alongside more traditional, historic outbuildings. Yet its secondary nature is still a strong characteristic of this area with the primary frontages being onto the surrounding main streets. Any replacement or new buildings here should respect this established character and be subservient and domestic in appearance without any indicator of being a single unit of accommodation both in appearance or use, be it currently or for any potential in the future. This use would be detrimental to the existing character here and would result in a precedent to be set that would further degrade this character and Conservation Area. Not only would the presence of a physical building of such nature be detrimental but also the activities associated with such a use would not be in-keeping here. It could also lead to other residential amenity issues which are mentioned next.

The revised scheme is considered to be on balance acceptable in this case. In physical terms the height of the building has been reduced. The style of roof has been adjusted to reduce its bulk. The loss of the rooflights also alter the appearance of the building therefore not giving rise to a two storey building. The use of the

building is shown to be for garaging mainly with storage within the roof void. The internal plans show that there could be no formal use of the roofspace, therefore a single storey building with hipped roof is proposed here. The storage space is ancillary to the main dwelling and not for commercial use. This style of building in use and appearance is ancillary and domestic, it is an outbuilding for garaging vehicles. It represents the current use of the adjacent outbuildings. It is therefore considered to be in keeping with the existing character, therefore seeks to preserve the character and appearance of the Conservation Area. The footprint of the building is large, it fills the width of the site, yet adjacent is a triple garage which also fills the width of the plot. It is not considered that the full use of the plot width would have an adverse impact in this case. Provided that the building is an outbuilding for the garaging of vehicles and domestic storage the scale of footprint would not warrant a refusal in this case.

Consideration was given in relation to the height of the building as amended and whether a single storey building with flat roof would match those pre-fabricated and flat roof brick built garages adjacent. The view however was taken that although the existing buildings reinforce the subservient and modest scale of development here to match the new building in terms of its flat roof appearance and design and finish would not be preserving or enhancing the Conservation Area here. By allowing a pitched roof here the design can be sympathetic and appropriate to this sensitive location whilst still providing a building of appropriate scale and nature. Materials are proposed to match the existing dwelling house.

Conditions are attached to ensure that the building cannot be used as an independent dwelling unit. Also attached are restriction to the removal or addition of features to the building such as roof lights and removal of the garage doors. The French door and windows on the western elevation are considered acceptable in this case as these face onto the rear garden of the dwelling and do not impact upon the character of the Conservation Area. This building therefore does not set a precedent for any development providing independence living accommodation within this track nor does it set a precedent for two storey buildings here. This is a single storey garage building with a hipped roof with storage space provided within the roof void.

There is planning history relating to a refusal of a dwelling house at 12 Southdown Road, ADC/0079/07 and a holiday let at no. 18 Southdown Road AWDM/0810/13 also refused. These buildings did not present ancillary outbuildings and were therefore not appropriate in this location.

Residential Amenity

The building as amended has been lowered in height and rooflights have been removed. Although the roof will be visible from surrounding gardens it will be a tiled hipped roof and therefore no overlooking will result. The garden depth in Southdown Road is significant, any adjacent neighbouring dwellings would be viewing the building from a distance of in excess of 35 metres. The gardens in Ravens Road are shallower yet the nearest dwelling to the east will be approximately 27 metres away. It is therefore considered that subject to the attached safeguarding conditions the building will not significantly impact upon the amenities of the adjacent dwellings to warrant a refusal in this case.

Recommendation

APPROVE

Conditions

1. Standard time limit
2. Materials to match existing dwelling house.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the garage building hereby permitted shall not be extended or altered in any way including the addition of rooflights, removal of garage doors or changes to the building to allow formal use of the loft storage area, to be used for anything other than for storage,
4. Approved Plans
5. The garage building hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole 16 Southdown Road (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling or for any commercial purposes. It shall only be used for purposes incidental to the enjoyment of the existing dwelling house and not for the purposes of primary living accommodation (bedroom, living-room, dining-room or kitchen).

Informative

1. Pro - active

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

Case Officer: Hannah Barker Date: 22nd August 2016

Authorised by: Jo Morin Date: 24.08.2016