The Site & Application

The appeal site consists of an existing area of side garden presently serving a detached bungalow sitting on a larger than average plot. The site is on level ground in an established residential area and is bounded to the north by a detached two storey dwelling.

The proposals submitted to Adur District Council were for the erection of a detached three bedroom dwelling with associated parking and cycle storage shed.

The proposals were refused Planning Permission on the grounds that the proposed dwelling, by reason of its size and position within a narrower plot than its neighbouring properties, would appear as a cramped form of development which would be out of character with, and harmful to, the street scene. Additionally, it was stated that the proposed dwelling, by reason of its size and proximity to the side boundaries of the site, would result in an overbearing form of development which would cause a loss of light and outlook for neighbouring occupiers, to the detriment of their residential amenities.

Grounds of Appeal

In the preparation of these proposals consideration has been given to the site location, orientation, topography and the existing built environment. Boundstone Lane itself contains a varied mixture of single and two storey dwellings, together with low-rise flat developments. This results in there being no dominant design style or scale within the established street scene. The later development opposite the site (Elmstone Close) consists of a high density development of smaller terraced properties and we would contend that the proposals provide a modestly sized detached property which would provide a slightly larger intermediate family home at reasonable cost in this highly sustainable location and, as such, would enhance the variation of dwelling sizes available in the vicinity.

The proposed dwelling lies to the north of the existing detached bungalow. Consequently, there will be no possibility of overshadowing that property. Additionally, the existing bungalow hipped roof enhances the open space perceived between the properties and effectively eliminates any site 'cramping'. The property to the north, No 59 Boundstone Lane, is a detached two storey property with a small mono-pitch addition at ground floor level. As a result of this arrangement there will be approximately 2.3m between the two storey elements of these properties, a dimension entirely consistent with accepted urban development. Furthermore, the side windows to both No 57 and No 59 serve only secondary accommodation and are not necessary to provide

an 'outlook'. It is for these reasons that neither of the immediate occupiers raised any objections to the proposals.

We would therefore conclude, for the reasons stated above, that the proposals conform to modern day standards of separation and would not result in a significant loss of light or outlook. Additionally, the proposals will not look out of place in this varied street scene where variation has been embraced.

It is for these reasons that we respectfully submit this appeal.